

# Forest Centre Mall

Montréal, Quebec, Canada



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# Borough of Montreal-Nord

The Borough of Montréal-Nord is located in the northeastern portion of the island of Montreal. Its geographic center is situated approximately 20 kilometers north-east of Downtown Montreal. There are two districts in the borough: Marie-Clarac and Ovide-Clermont.

The borough is an oblong municipal division situated along the Rivière des Prairies. It is bordered to the west by the Borough of Ahuntsic-Cartierville, to the southwest by the Borough of Villeray–Saint-Michel–Parc-Extension, to the south by the Borough of Saint-Léonard, at the southeast corner by the Borough of Anjou, and to the east by the Borough of Rivière-des-Prairies–Pointe-aux-Trembles. Between the borough's busy arteries lie pockets of residential neighborhoods.

The borough is well served with schools, churches, playgrounds, recreational centers and several large regional shopping centers



# Neighbourhood

Montreal North (Montréal-Nord) is a diverse and vibrant neighborhood located in the northeastern part of the island of Montreal. It is known for its rich cultural tapestry, reflecting the multicultural population.

## Key Features:

- **Community and Culture:** The area is home to various cultural festivals and community events that celebrate its diversity. You'll find a mix of languages spoken, with French and English being predominant.
- **Parks and Recreation:** Montreal North boasts several parks and green spaces, including the Parc Nature de l'Île-de-la-Visitation, which offers walking trails and scenic views along the river.
- **Amenities:** The neighborhood has a variety of shops, restaurants, and local markets. Many eateries reflect the diverse cultures of the residents, offering everything from traditional Quebecois cuisine to international dishes.
- **Transportation:** Montreal North is well-connected by public transit, including the Metro and bus services, making it easy to access other parts of the city.

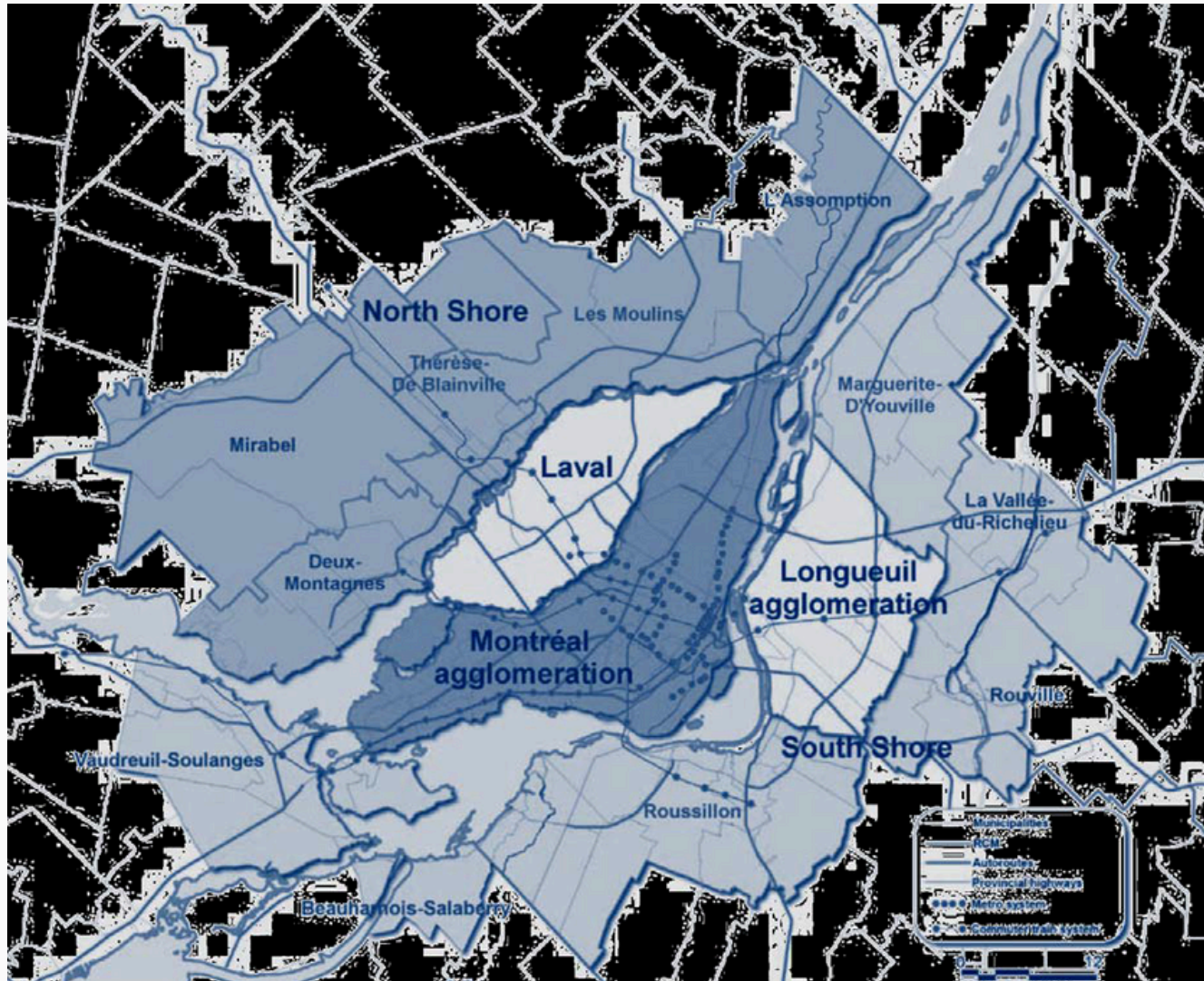


- High population density: With an area of 11.1 km<sup>2</sup> and a population density of 7,623 inhabitants per kilometer squared.
- The Borough of Montréal-Nord is the tenth most populous in the City of Montreal with 84,234 inhabitants, equal to 4.9% of the city's population.
- Boulevard Pie-IX is a major gateway to the city, connecting Montreal to Laval and the North Shore, carrying more than 42,500 public transport passengers a day.



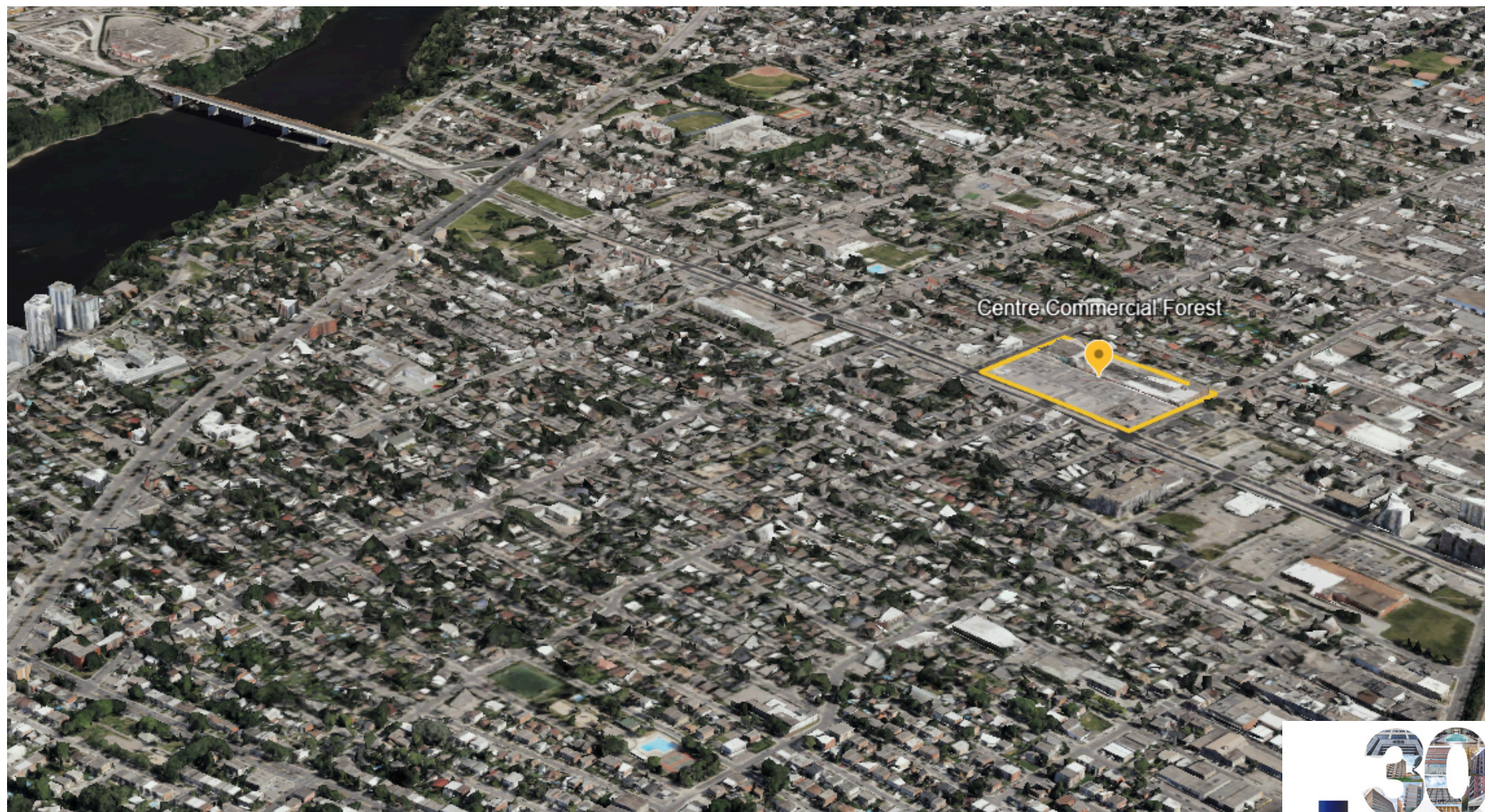


# Island of Montreal & Suburbs





# Aerial View



# Mall Description

- Civic Address: 10521-10711 Pie-IX Blvd & 10495 Pie-IX Blvd.
- Site Area: 418,000 SF
- Mall Area: 117,646 SF
- 2nd Floor Office Space
- 525 parking spots
- Electricity: 600 Volts and 400 Amps
- Mall layout: 33 commercial tenants in place and 5 offices
- Combined site coverage: 29.03%
- Access: via Boulevard Pie-IX and Forest Street.
- Located a 5-minute walk from the new Montreal-North train station





# A few of our tenants







# Thank you for your interest!



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