

3780-3782 Saint-Denis Street

Montréal (Québec)



3780-3782 Saint-Denis Street
Montréal (QC)

Overview

PROPERTY DETAILS



Lot number: 1 202 100



Zoning: Commercial et Residential (C-11.4)



Total area: 7,516 sq. ft.

Commercial:

- Basement: 2,428 sq. ft.
- Ground floor: 2,428 sq. ft.

Residential:

- 2nd floor: 1,941 sq. ft. (Leased until June 31, 2023)
- 3rd floor: 719 sq. ft. (Leased until June 31, 2023)



Lease Term

5 years

- Available area for lease:
 - Ground floor: 2,428 sq. ft.
 - Basement: 2,428 sq. ft. (free of rent)
- Asking net: \$40.00
- Additional rent: \$7.41
 - Municipal taxes (2022): \$34,657.51
 - School tax (2021-2022): \$1,328.64
- Availability: 60 or 90 days
- Hydro: Metered
- Cleaning: Excluded
- Tenant Inducements: Negotiable

Asking Price

\$2,750,000

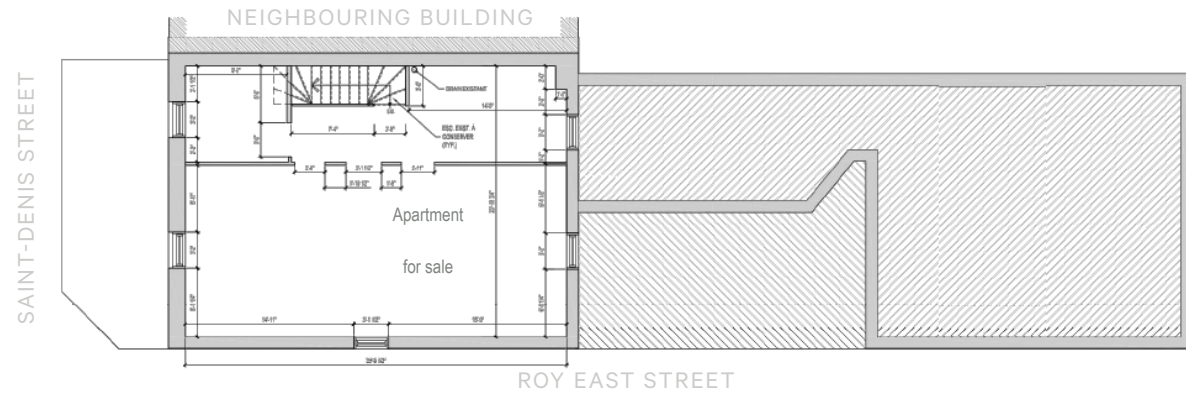
HIGHLIGHTS

- Heritage building located at the corner of Saint-Denis and Roy East
- Prime location in the Plateau-Mont-Royal and close to Sherbrooke metro station
- Three-storey building with a retail component on the ground floor
- Possibility to transform the ground floor into a restaurant and add ventilation

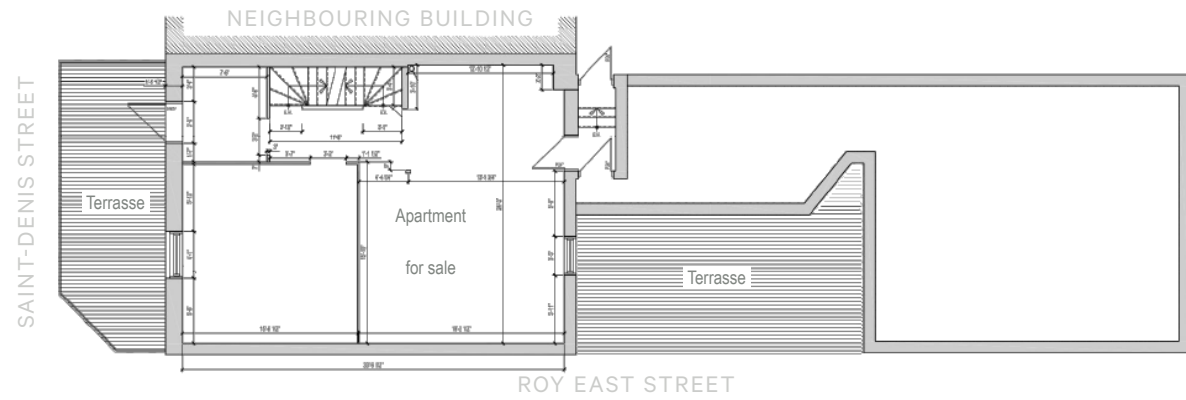


Plan of site

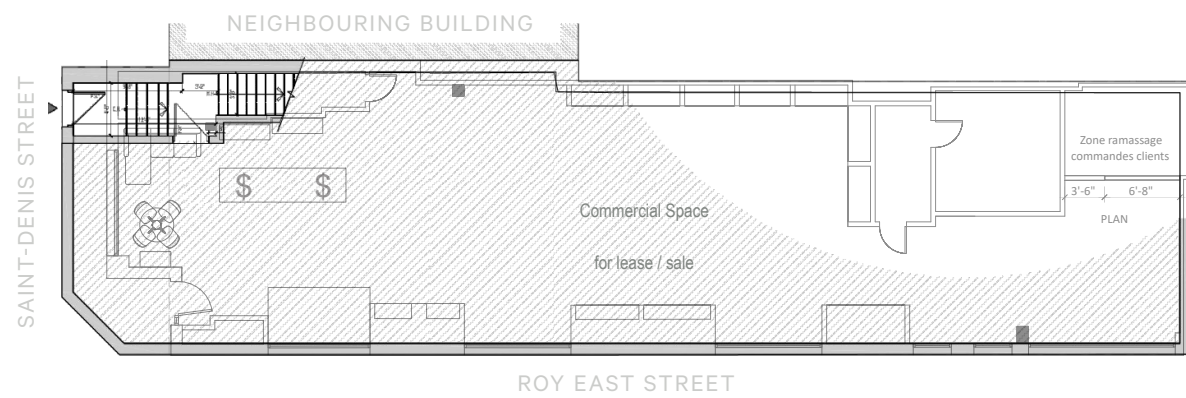
3rd floor
719 sq. ft.



2nd floor
1,941 sq. ft.



Ground floor
2,428 sq. ft.



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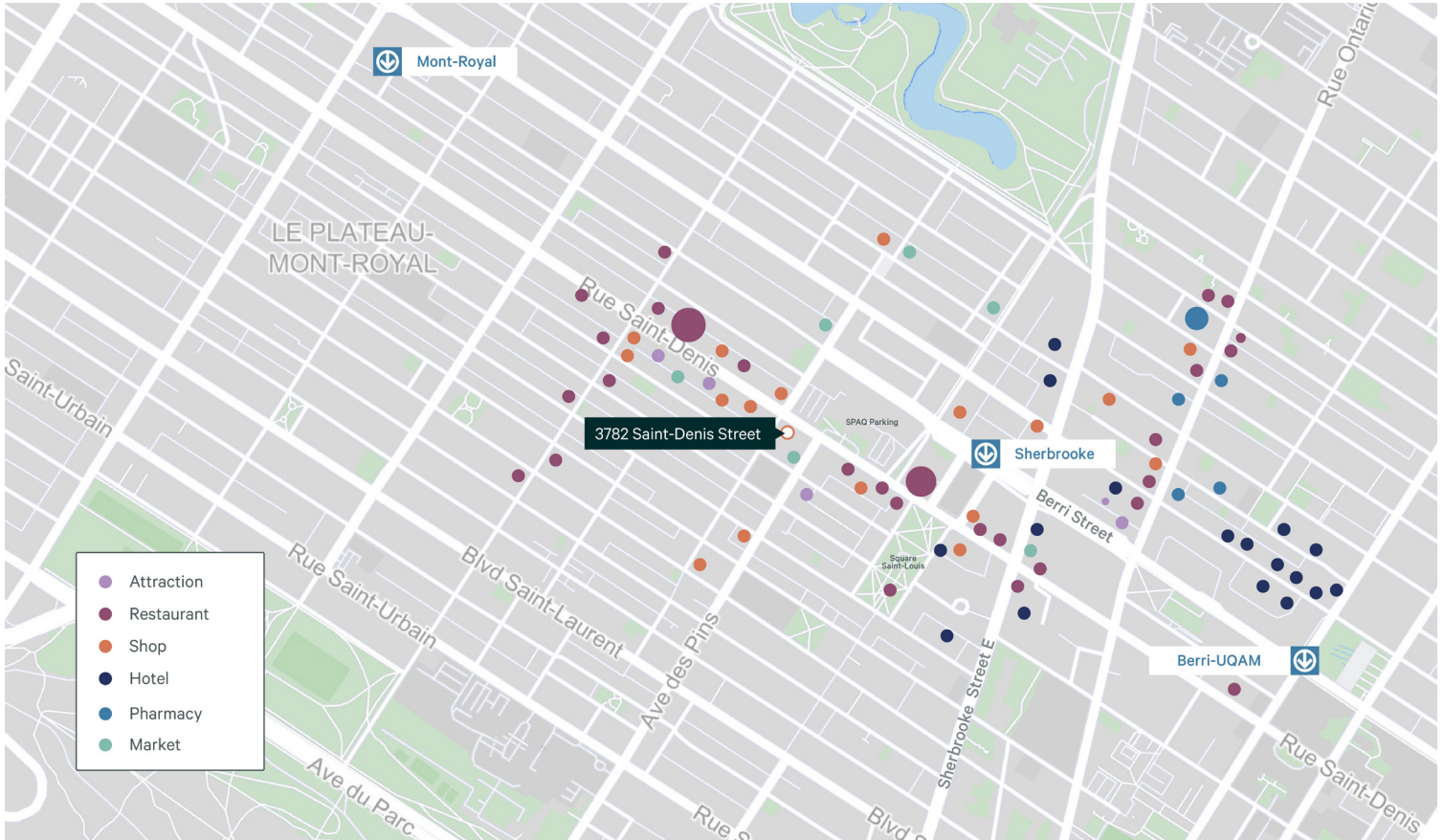
Area Demographics

2021

	1 km	3 km	5km
 Total population	41,117	242,751	590,559
 Median age	35.5	34.9	36.1
 Total households	22,600	131,527	304,913
 Average persons per household	1.77	1.80	1.89
 Average household income	\$ 82,691	\$ 91,553	\$ 94,566

Source: Statistics Canada 2021

Location



Contact Us

Christopher Rundle
Associate Vice President
Real Estate Broker
+1 514 375 0818
christopher.rundle@cbre.com

Robert James
Vice President
Real Estate Broker
+1 514 906 0278
robert.james@cbre.com

Amanda Angela Herbu
Associate
Commercial Real Estate Broker
+1 514 375 0456
amanda.herbu@cbre.com

Juan (John) Perez
Vice President
Real Estate Broker
+1 514 906 0279
juan.perez@cbre.com

CBRE Limited, Real Estate Agency | 1250 René-Lévesque Boulevard West, Suite 2800 | Montreal, Québec H3B 4W8 | www.cbre.ca
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