

# Retail Space | For Lease

1275 Bernard Avenue  
Outremont (Québec)





# Lease Terms

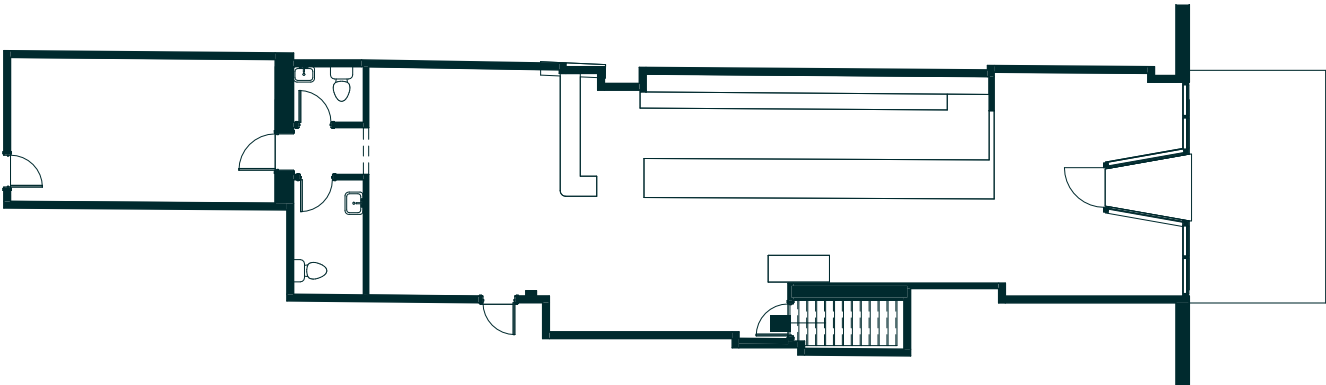
Term	5 - 10 years
Ground Floor	1,453 sq. ft.
Basement	905 sq. ft.
Monthly Semi-Gross Rent	\$9,000 + GST + QST
Hydro	Metered
Availability	Immediate

# Property Details

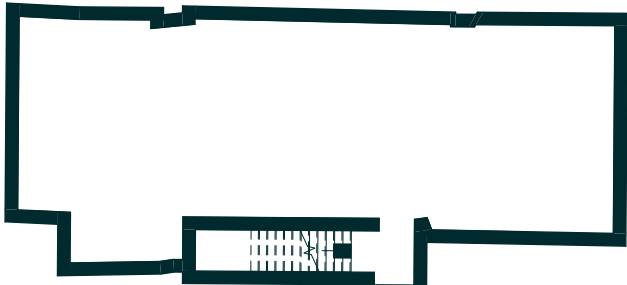
- + Located on Bernard Avenue between Outremont and Champagneur Avenue
- + The space benefits from high visibility and foot traffic
- + Existing built-out included
- + Neighbouring tenants include Boulagerie Première Moisson, National Bank, Brasserie Bernard and many more

# Floor Plans

Ground Floor: 1,453 sq. ft.

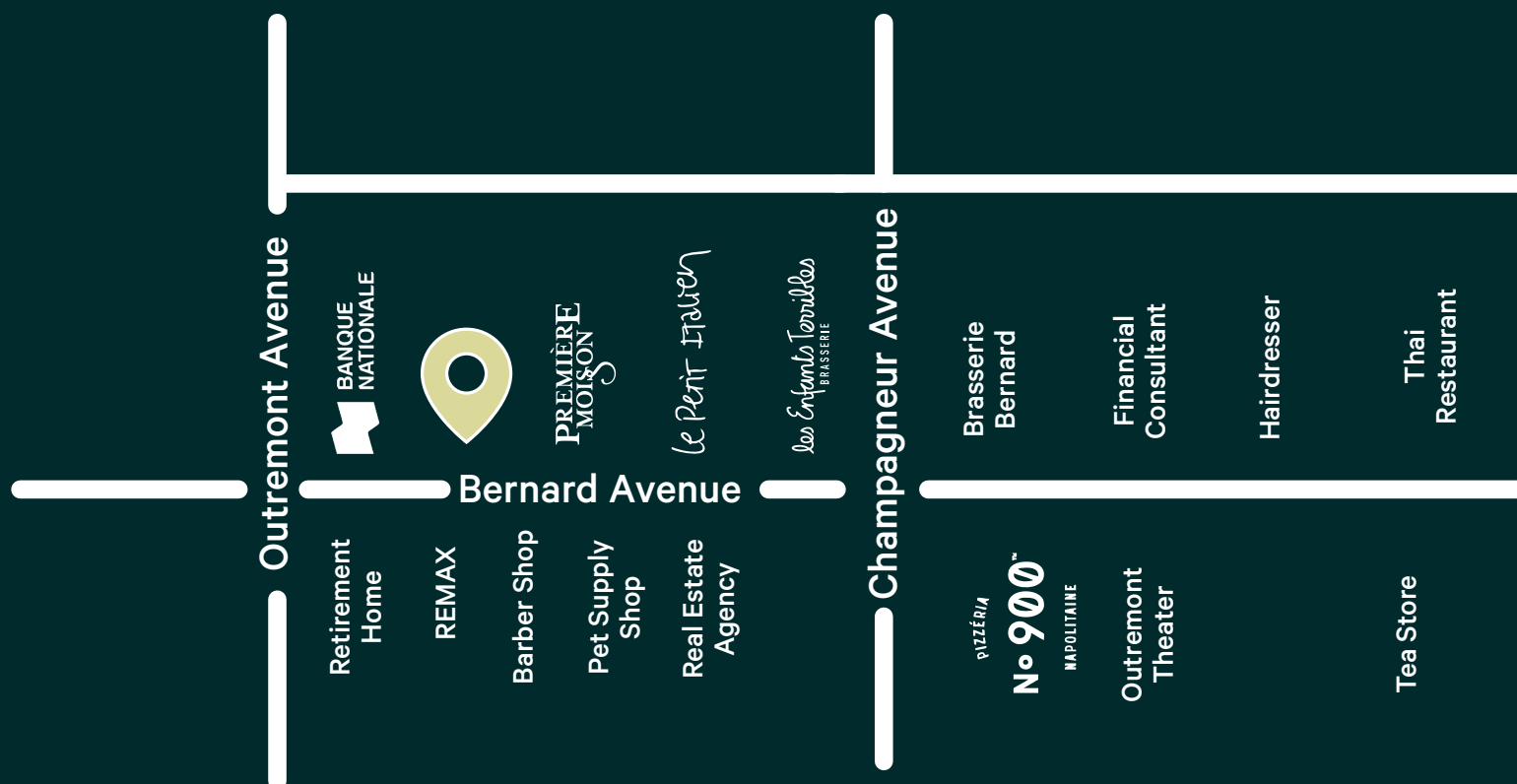


Basement: 905 sq. ft.





# Location



## Contact Us

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

**Bryan Greenberg**  
Associate Vice President  
Commercial Real Estate Broker  
+1 514 375 2507  
bryan.greenberg@cbre.com

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

CBRE Limited, Real Estate Agency | 1250 René-Lévesque Blvd West, Suite 2800 | Montréal, Québec H3B 4W8 | +1 514 849 6000 | [www.cbre.ca](http://www.cbre.ca)

This disclaimer shall apply to CBRE Limited, Real Estate Agency, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services [canadamapping@cbre.com](mailto:canadamapping@cbre.com); DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.