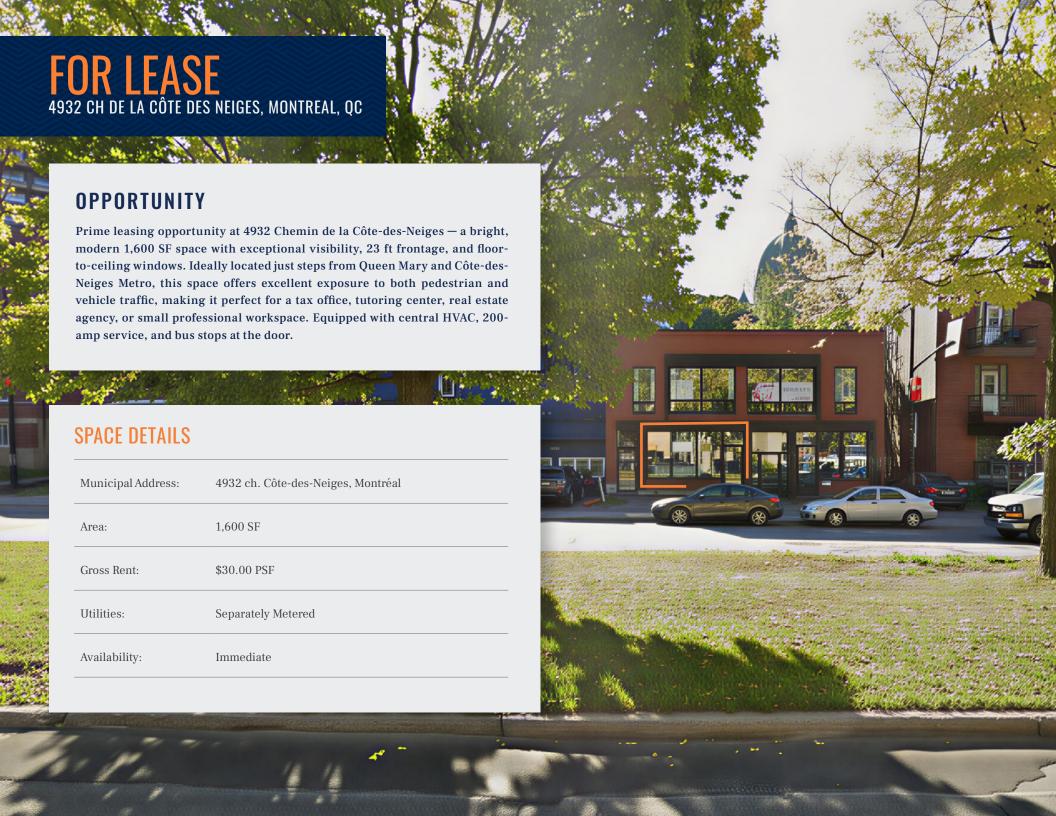


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FOR LEASE 4932 CH DE LA CÔTE DES NEIGES, MONTREAL, QC

HIGHLIGHTS



Prime Location - Just a few blocks from Côte-des-Neiges Metro and steps from Queen Mary Road



Excellent Exposure - 23 ft of frontage with huge street visibility and high daily pedestrian & vehicle traffic



Great Curb Appeal - Situated in a new, well-maintained building with a professional image



Abundant Natural Light - Large storefront window providing great visibility and bright interiors



Ideal for Various Uses - Perfect for a tax office, tutoring center, small professional workspace, real estate agency, or other service-oriented businesses



Modern Infrastructure - Includes HVAC system with central air and 200-amp electrical service



Convenient Access - Bus stops right in front and surrounded by vibrant local amenities



DEMOGRAPHICS (1KM)



Total Population (2023)

21,921



Total Daytime Population (2023) 23,340



Annual Growth (2023-2028)1.3%



Median Age

35



Average Household Income

\$98,500



Private Household **Population** 21,021

Households (2023)11,299

Average Household Size 1.9



FOR LEASE 4932 CH DE LA CÔTE DES NEIGES, MONTREAL, QC

CÔTE-DES-NEIGES - NOTRE-DAME-DE-GRÂCE

Côte-des-Neiges-Notre-Dame-de-Grâce is one of Montreal's most vibrant and diverse boroughs, combining a dynamic urban atmosphere with strong community character. Centrally located on the island of Montreal, it offers excellent access to Downtown, major roadways, and efficient public transit, including Côte-des-Neiges and Snowdon metro stations, as well as multiple bus routes.

Home to Université de Montréal, HEC Montréal, and several major hospitals, the borough attracts a steady flow of students, professionals, and visitors year-round. Its main arteries—Chemin de la Côte-des-Neiges and Sherbrooke Street West are lined with restaurants, cafés, boutiques, and professional offices, creating a lively commercial environment. This constant pedestrian and vehicle traffic makes Côte-des-Neiges-Notre-Dame-de-Grâce an ideal setting for offices and businesses seeking high visibility, accessibility, and a strong local clientele.



TRANSIT SCORE



WALK SCORE













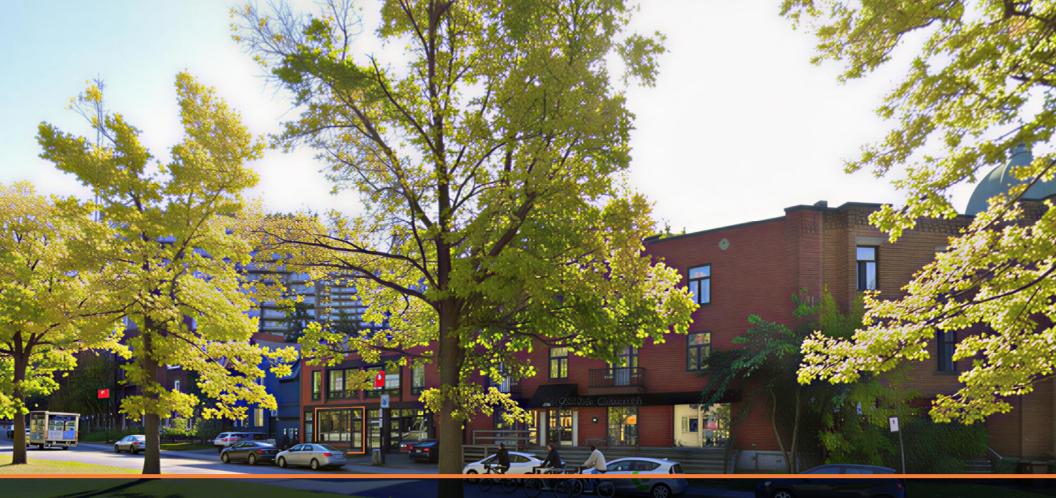
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LOCATION OVERVIEW



Bus lines: 11, 165, 369, 465 Metro: Côte-des-Neiges (9 min walk)





For more information, please contact:

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