

# FOR LEASE

4932 CH DE LA CÔTE DES NEIGES, MONTREAL, QC  
PRIME RETAIL OR OFFICE SPACE

1,600 SF



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## OPPORTUNITY

Prime leasing opportunity at 4932 Chemin de la Côte-des-Neiges — a bright, modern 1,600 SF space with exceptional visibility, 23 ft frontage, and floor-to-ceiling windows. Ideally located just steps from Queen Mary and Côte-des-Neiges Metro, this space offers excellent exposure to both pedestrian and vehicle traffic, making it perfect for a tax office, tutoring center, real estate agency, or small professional workspace. Equipped with central HVAC, 200-amp service, and bus stops at the door.

## SPACE DETAILS

Municipal Address:	4932 ch. Côte-des-Neiges, Montréal
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Area:	1,600 SF
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Gross Rent:	\$30.00 PSF
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Utilities:	Separately Metered
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Availability:	Immediate
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## 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**

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## 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

72



WALK SCORE

94





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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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