

# FOR SALE

3988-3998 SAINT-DENIS STREET, MONTRÉAL, QC



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# OPPORTUNITY

Marcus and Millichap is pleased to present for sale 3988-3998 Saint Denis Street. Located in the dynamic and sought-after Plateau Mont-Royal district, the property presents an exceptional commercial condo opportunity in one of Montreal's most walkable and vibrant corridors.

Ideally situated near major metro lines, bus routes, and dedicated bike paths, this address offers seamless connectivity and convenience. Nestled among charming local businesses, the property is home to Saint-Thomas – Centre de conditionnement et spa, a premium fitness and wellness center, and Café Pêché, a beloved neighborhood café that attracts a loyal clientele.

Surrounded by a mix of trendy boutiques, acclaimed restaurants, cultural landmarks, and green spaces, this location thrives on steady foot traffic and urban energy. Saint-Denis Street is known for its artistic flair, historical charm, and multicultural atmosphere, making it a magnet for both locals and tourists.

With the Plateau's continuous development and rising property values, this property stands as a strategic investment for businesses looking to establish themselves in a flourishing and culturally rich environment.





# PROPERTY OVERVIEW

Address	3988-3998 Saint-Denis Street
Tenants	Espace Thomas and Café Bar Pêché  <i>3988 Saint-Denis</i> 14,140 SF + 1,356 SF (basement)
Building size	<i>3988 Saint-Denis</i> Total - 3,400 SF Terrace - 800 SF Restaurant - 1,800 SF Kitchen area - 800 SF
Lot Area	10,677 SF (0.25 acres)
Year Built	1905/1979
Year of Renovation	2021 (extensive modern renovations)
Permits	Bar & Restaurant
Zoning	E.5(1) (Equipment) under Zone 0411





# PROPERTY HIGHLIGHTS



Premium fitness and wellness center (Espace Thomas), including thermal baths, massage rooms, and comprehensive fitness facilities



Award-winning architectural design, transforming a historic church into a luxurious wellness space



Café Pêché offers a unique speakeasy-style experience with fully-equipped commercial kitchen facilities



Strategic location on renowned Rue Saint-Denis, a thriving corridor known for its boutiques, cafes, restaurants, cultural and artistic charm



ESPACE  
THOMAS



3988-3998 SAINT-DENIS STREET

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# LOCATION OVERVIEW

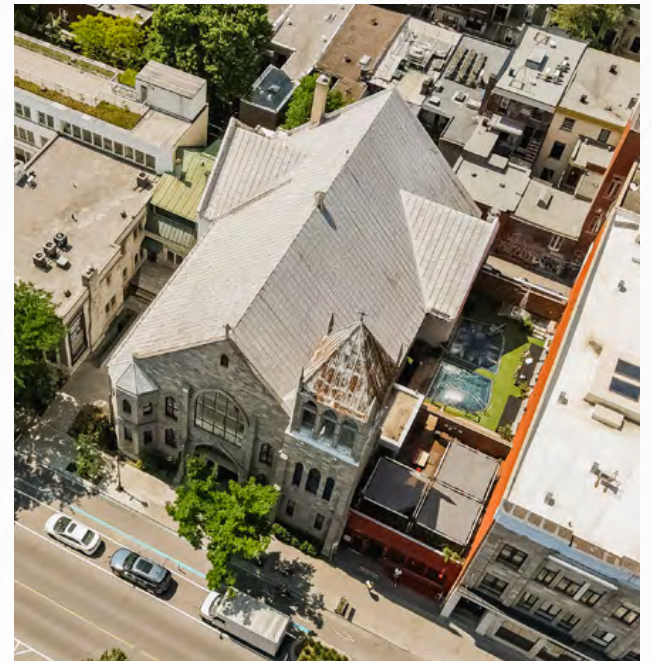


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# GALLERY



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# Marcus & Millichap

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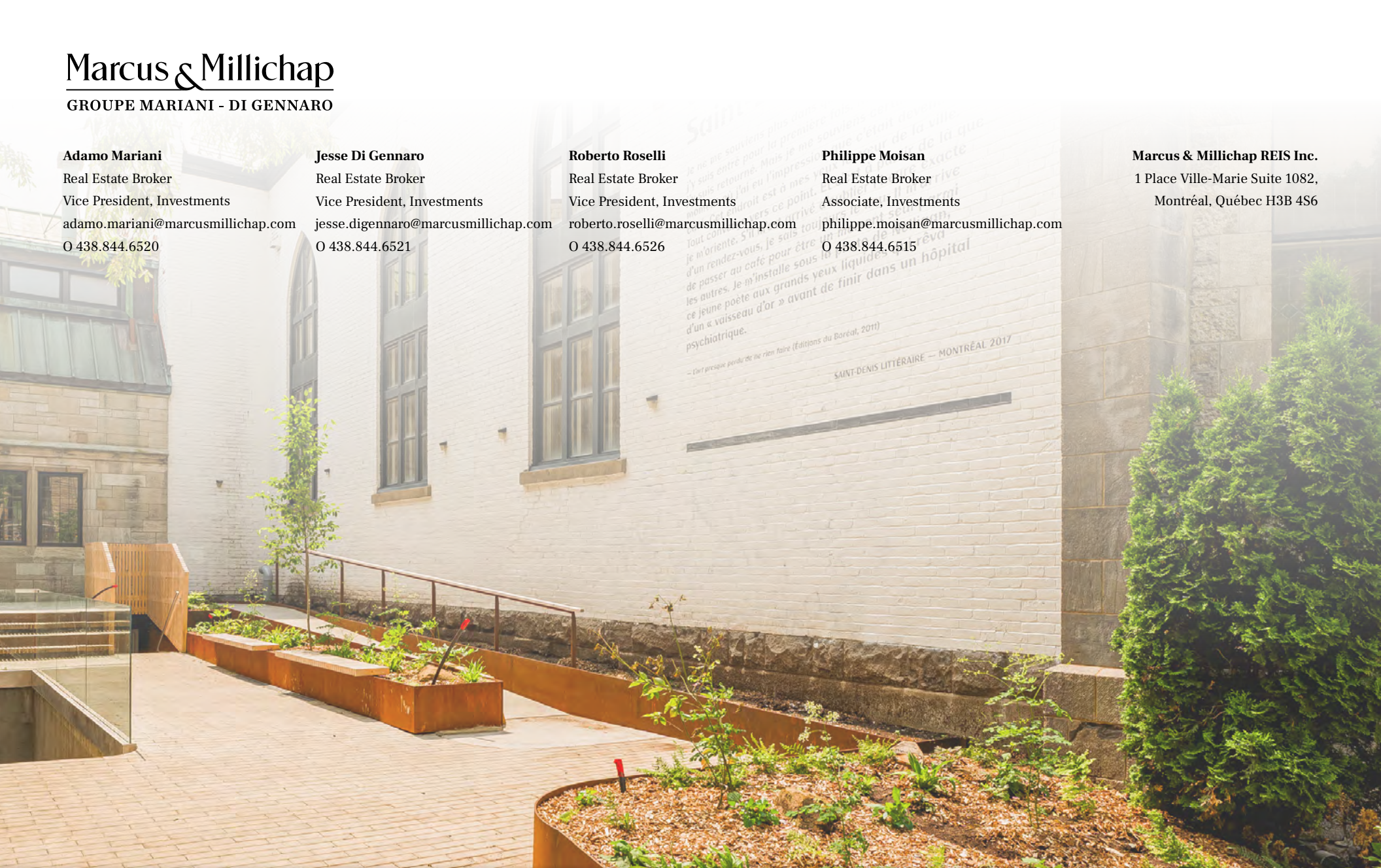
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