

# High-Visibility Retail Opportunity in a Thriving Urban Corridor

4550 rue Sainte-Catherine Est, Montréal

FOR LEASE



## 4550 rue Sainte-Catherine Est

# High-Visibility Retail Opportunity in a Thriving Urban Corridor

A strong retail opportunity at 4550 Sainte-Catherine St. East, featuring 1,200 SF of efficient, open-concept space suitable for a variety of retail or service tenants. This location offers excellent visibility on a busy commercial artery, strong daily traffic, and convenient access to public transit. Positioned in a dense residential area with nearby national retailers, the site provides consistent footfall and great exposure for growing brands.



1,200 sq.ft.  
retail space



Available  
immediately



Building located in zone  
authorizing Airbnb



High visibility and  
pedestrian traffic



### PROPERTY DETAILS

Available Area	1,200 sq.ft.
Building Area	5,582 sq.ft.
Availability	Immediate
Asking rent	Contact broker
Additional Rent	\$7.23 (Est. 2025)
Utilities	Separately metered

### DEMOGRAPHIC DATA

Radius	1 km
Population (2025)	20,981
Median age (2025)	38.8
Average household income (2025)	\$86,385
Number of households (2025)	10,906
Average household size (2025)	1.9

Source: Colliers Hydra, 2025.



## Design Concept Possibilities

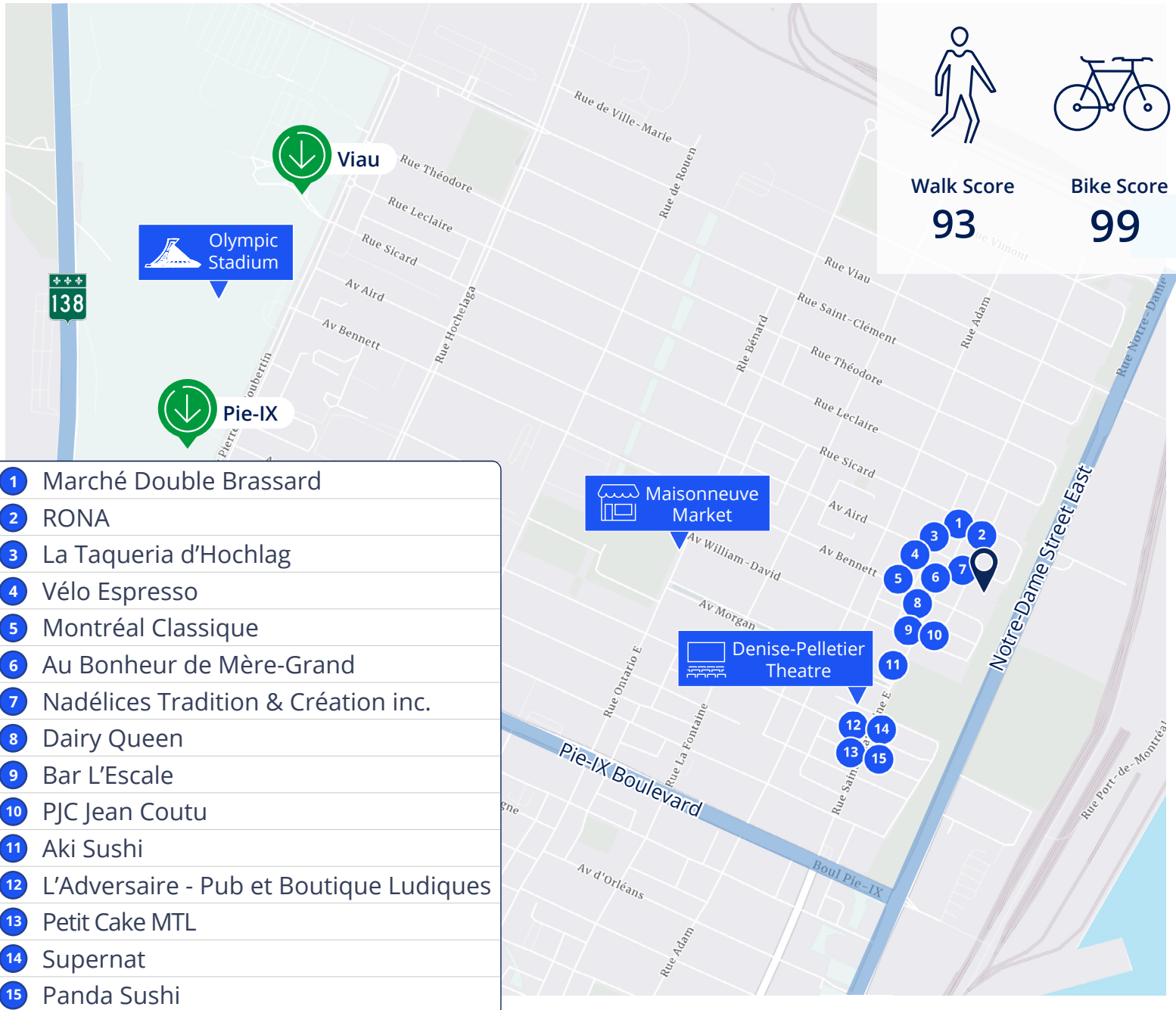


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INFORMATION

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Nestled along busy Sainte-Catherine Street East, this location sits on a bike lane in the heart of a lively, walkable neighbourhood filled with everyday conveniences and popular national retailers. The area sees steady foot traffic from local residents, commuters, and shoppers drawn to the mix of cafés, services, and community amenities nearby. With strong visibility and easy access to transit, it's an ideal spot for retailers looking to connect with a growing, active community.

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