

# 95 rue St-Zotique W.

Montreal, Quebec

COMMERCIAL SPACE  
AVAILABLE **FOR LEASE**

## FOR MORE INFORMATION:

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# PROPERTY SUMMARY

Located in the heart of Little Italy, this fully renovated mixed-use building offers a prime 1,500 square foot commercial retail space on the ground floor. With six brand-new residential apartments above, the property benefits from built-in foot traffic and a vibrant, community-oriented atmosphere.

The unit features generous storefront windows, high ceilings, and flexible layout options—ideal for a café, boutique, studio, or service-based business looking to thrive in one of Montreal's most dynamic neighborhoods.

## LEASE TERMS

**SEPTEMBER 2025**

AVAILABILITY

**1,500 SQFT**

AVAILABLE SPACE

**CONTACT US**

NET RENT

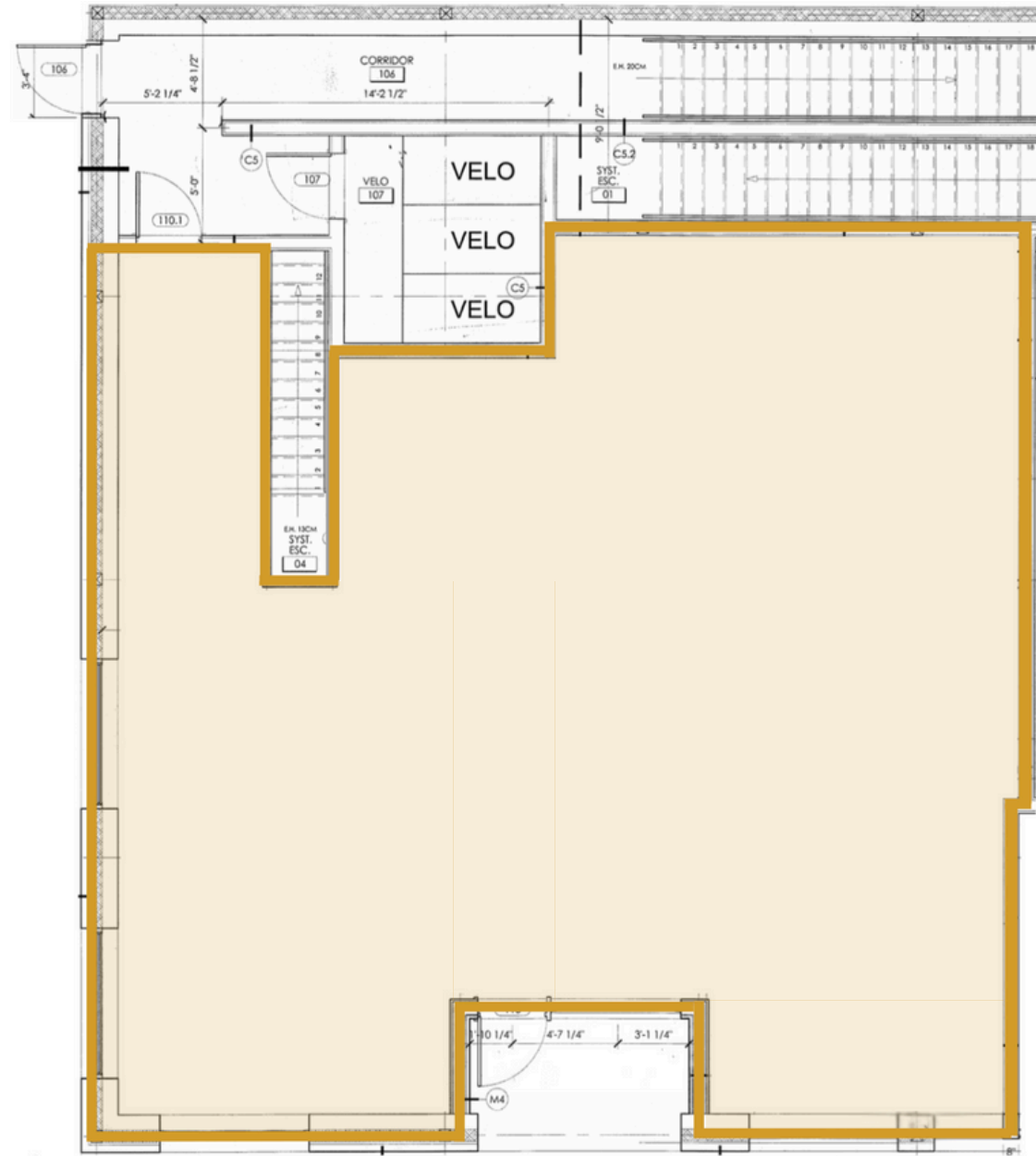
**\$9.00/SQFT\***

ADDITIONAL RENT

\*2025 ESTIMATE

# FLOOR PLAN

**GROUND FLOOR**  
1,500 SQ. FT.



# AREA OVERVIEW

Nestled in the heart of Little Italy, the property benefits from one of Montreal's most vibrant and culturally rich neighborhoods. Known for its authentic charm, walkable streets, and strong community vibe, Little Italy draws both locals and visitors year-round with its renowned restaurants, cafés, and specialty shops. The area is also home to the iconic Jean-Talon Market, one of North America's largest public markets, just a short walk away.

This location offers excellent connectivity with nearby Jean-Talon and De Castelnau metro stations, multiple bus lines, and easy access to major thoroughfares. With a growing population of young professionals, families, and urban dwellers, Little Italy continues to attract businesses seeking strong foot traffic, an engaged customer base, and a dynamic local economy. The area's ongoing development and revitalization make it an ideal setting for forward-thinking retail or service operators.

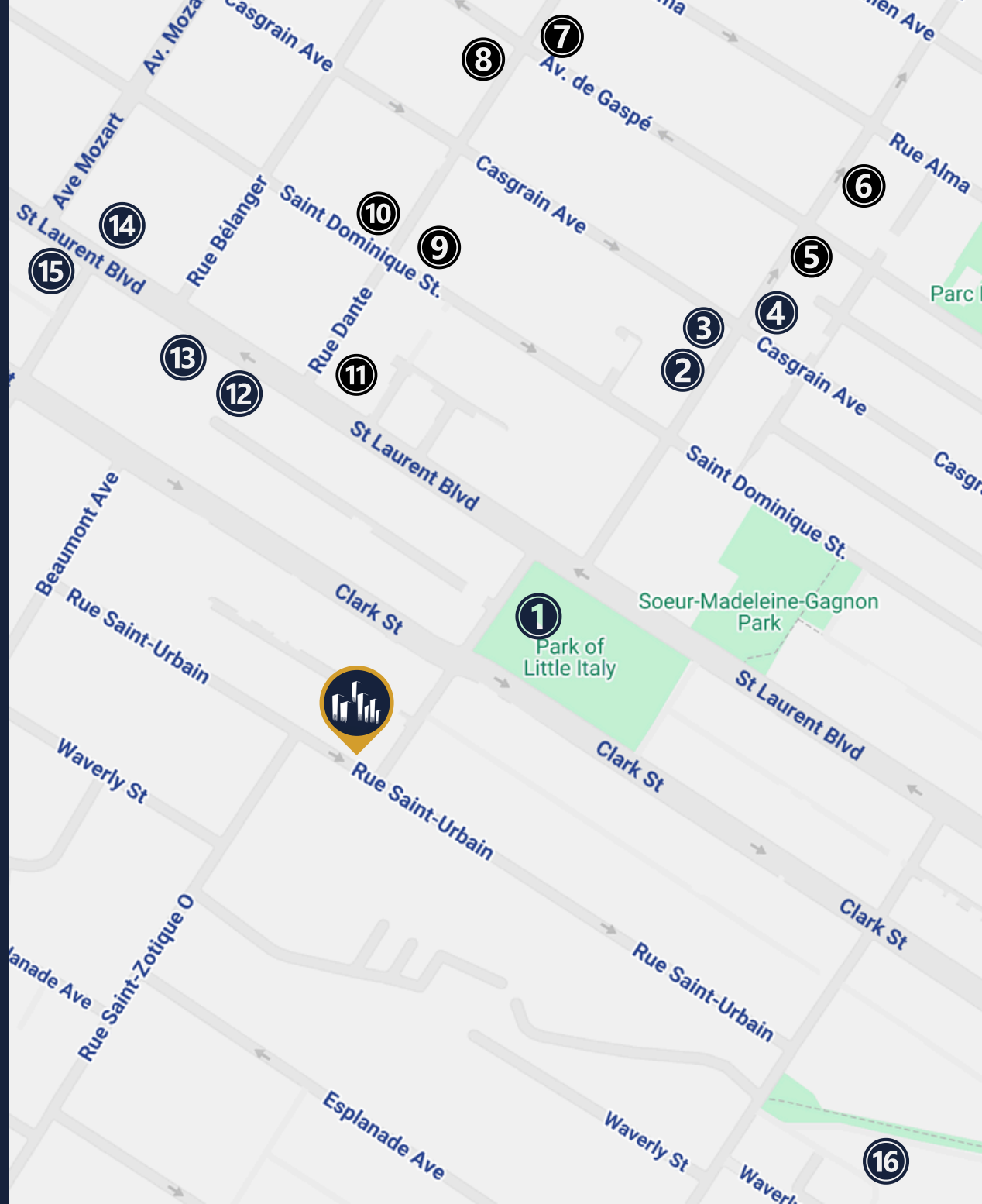
## DEMOGRAPHICS

<b>POPULATION</b>	112,909
<b>MEDIAN HH INCOME</b>	\$61,600
<b>MEDIAN PROPERTY VALUE</b>	\$552,000
<b>MEDIAN AGE</b>	37.6
<b>EMPLOYED POPULATION</b>	63,520



# AMENITIES

- 1 Park of Little Italy
- 2 Bottega
- 3 San Gennaro
- 4 Vin Mon Lapin
- 5 Bijouterie Italienne
- 6 Marinelli Brothers
- 7 Park Dante
- 8 Pizzeria Napoletana
- 9 Gema
- 10 Quincaillerie Dante
- 11 Evangelista Sports
- 12 Cafe Italia
- 13 Fruiterie Milano
- 14 Desjardins
- 15 SAQ
- 16 Home Depot





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