

Exceptional Downtown Montreal Retail Space

2017-2019 Peel Street, Montréal

FOR LEASE



2017-2019 Peel Street, Montréal

Ideal Downtown Location

An exceptional 4,390 sq. ft. retail opportunity in the heart of downtown Montreal. Spanning two levels which can be demised to separate the ground floor from the second floor, this versatile space features restaurant-grade ventilation, making it ideal for a full-service restaurant, café, or retail concept.

Located on iconic Peel Street, just steps from Sainte-Catherine Street and major downtown landmarks, the property offers high visibility, strong pedestrian traffic, and a prestigious address in one of Montreal's most dynamic commercial corridors.



4,390 sq.ft. available
on 2 storeys



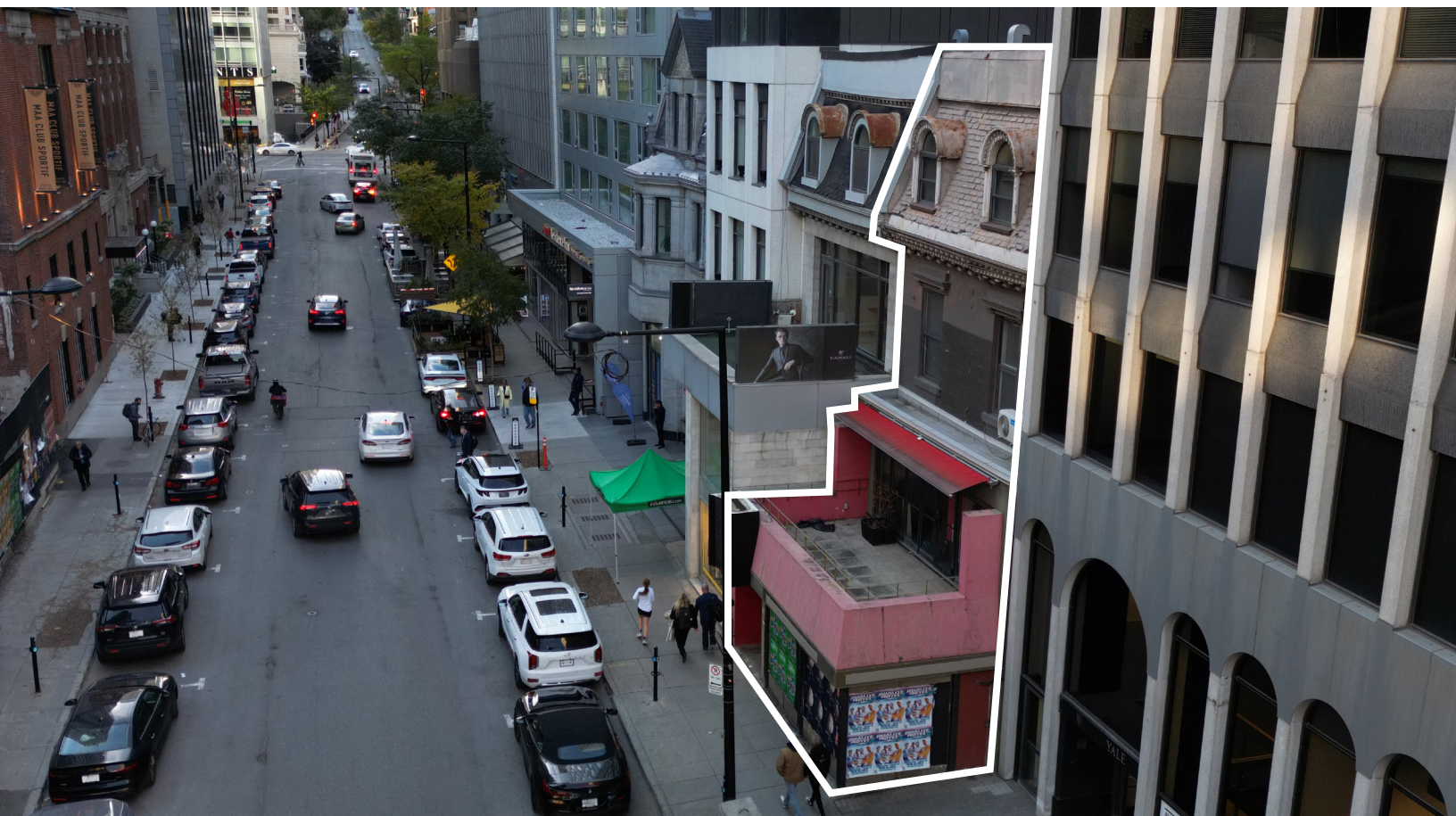
Available
immediately



Restaurants, stores,
cafés and public
transport nearby

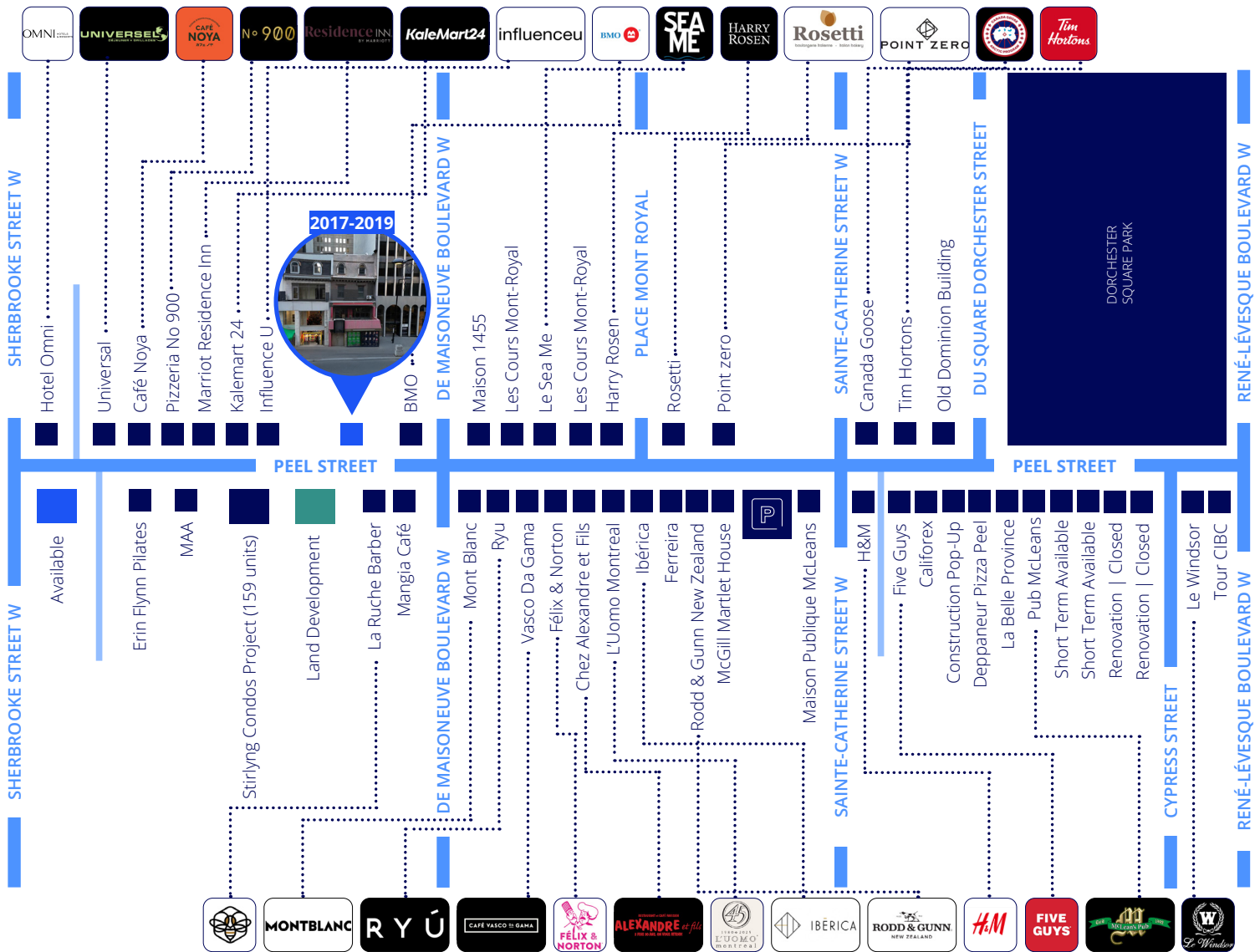


High ceilings and
full-height windows



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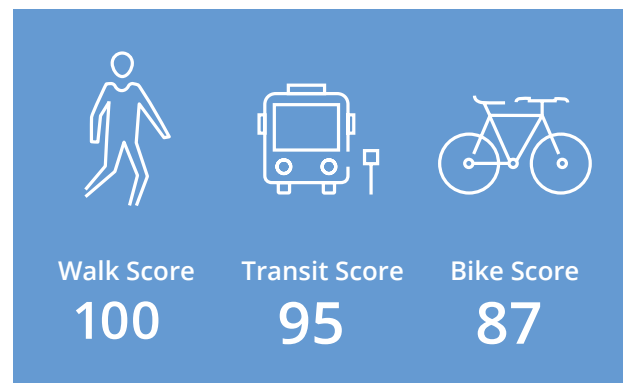
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Unparalleled Access



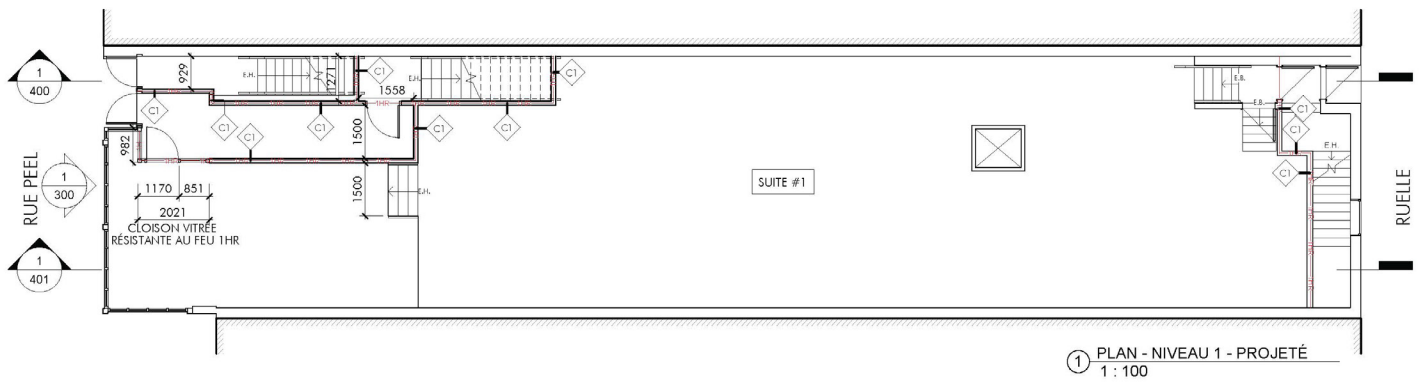
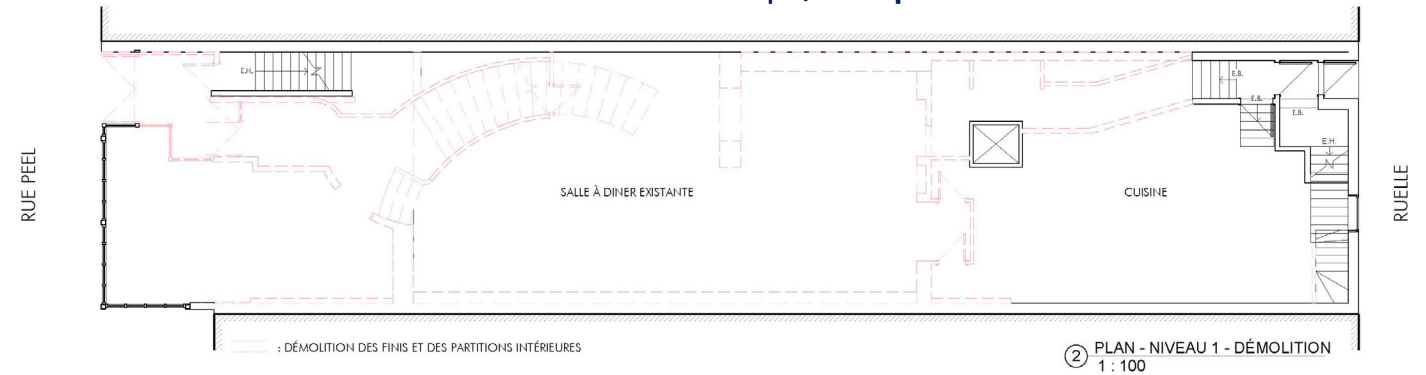
- 10-minute walk from Central Station (REM and commuter trains)
- 1-minute walk from Peel (Green Line) and 5-minute walk from McGill (Green Line) metro stations
- Excellent accessibility, thanks to proximity to major roads and highways
- Perfect opportunity for a full-service restaurant, café or retail concept



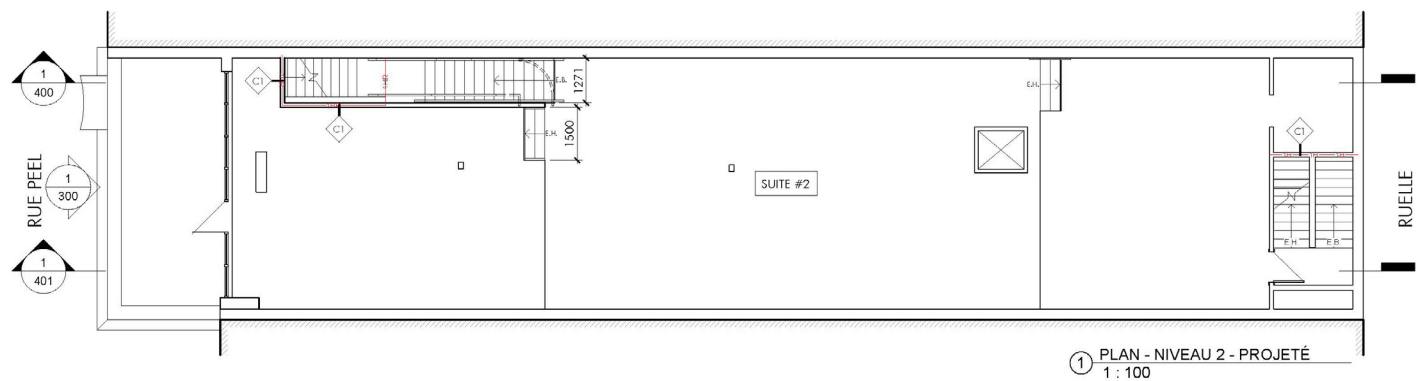
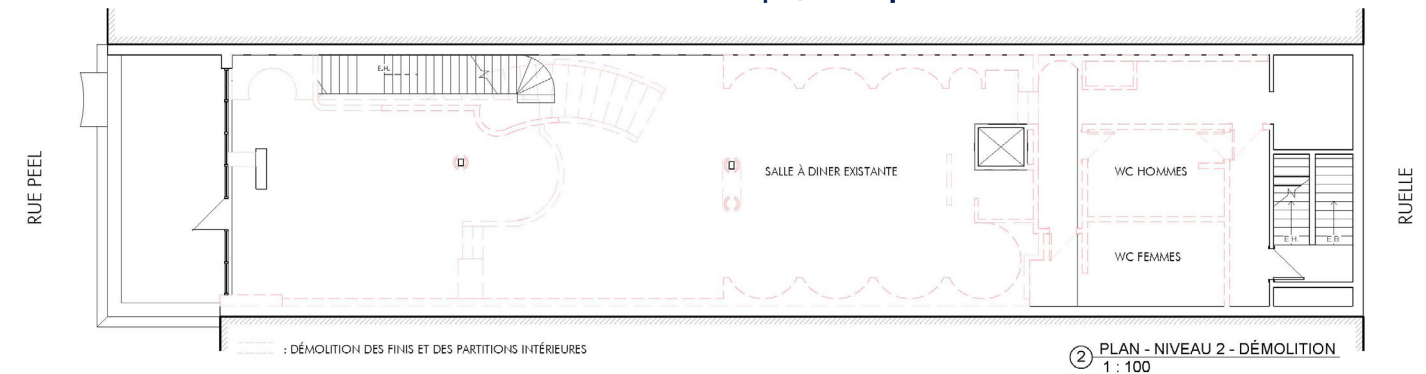
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Ground Floor | 2,199 sq.ft.



Second Floor | 2,191 sq.ft.



PROPERTY DETAILS

Area	Ground Floor	2,199 sq.ft.
	2nd Floor	2,191 sq.ft.
Availability	Immediate	
Asking rent	Contact the broker	
Additional Rent	\$11.22 (estimated)	
Parking	In the street	

DEMOGRAPHIC DATA

Radius	1 km
Population (2024)	40,239
Median age (2024)	30.2
Average household income (2024)	\$84,686
Number of households (2024)	24,742
Average household size (2024)	1.6

Source: Colliers Hydra, 2024.



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