

MONDEV

# RETAIL SPACE

for lease

2350 Saint-Patrick St.

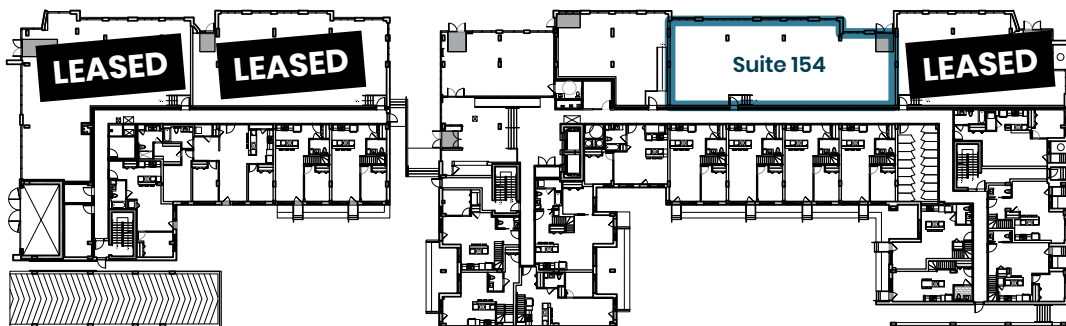
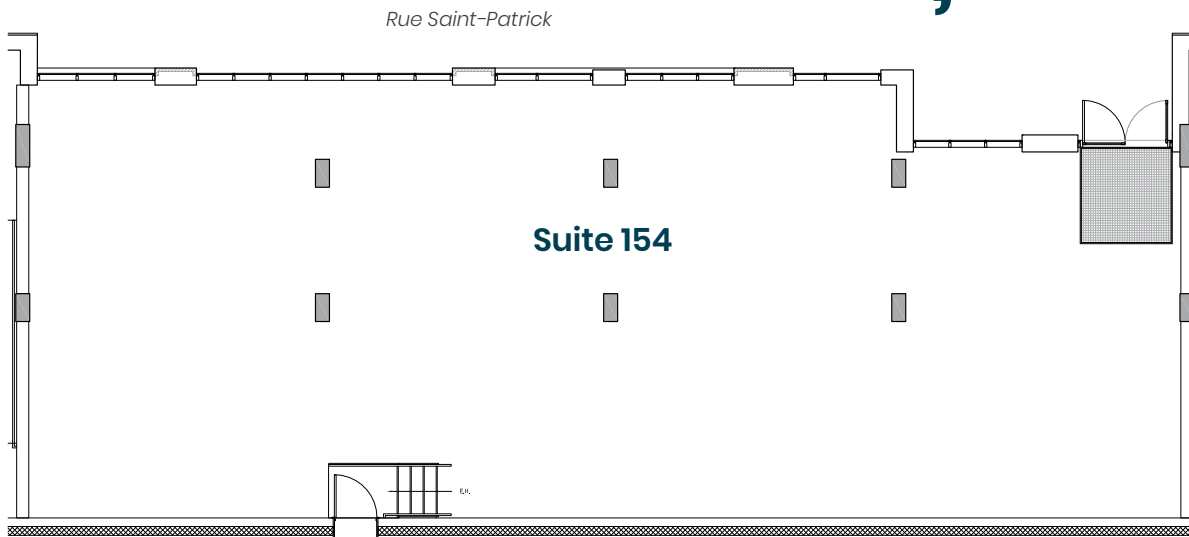


## PRIME OPPORTUNITY IN POINTE-SAINT-CHARLES

Secure the last available space in a new multi-residential development along the Lachine Canal.

Steps from Charlevoix metro, it offers excellent visibility, access to 200+ residents, and steady traffic from locals, cyclists, runners, and visitors.

± **2,600** sq. ft.





## PROPERTY FEATURES:

- ▶ Excellent visibility along Saint-Patrick Street
- ▶ Steps from the Lachine Canal
- ▶ Floor-to-ceiling glass frontage
- ▶ Base building condition
- ▶ 7-minute walk from metro Charlevoix
- ▶ Direct access to over 200 on-site residents
- ▶ Last remaining commercial space available

## NEIGHBOURHOOD DEMOGRAPHICS WITHIN 2KM



Daytime  
Population

**100,000**



**67% University  
Educated**



Average  
Household Income

**\$85,000**



Daytime  
Employees

**75,000**



Median  
Age

**39**



Traffic Volume

**105,000  
Atwater Ave.**



Marital  
Status

**42% Single**



## LEASE TERM

5 years +

## NET RENT

Starting at  
\$28.00/sq.ft.

## ADDITIONAL

**RENT** EST.  
\$13.00/sq.ft.

## ELECTRICITY

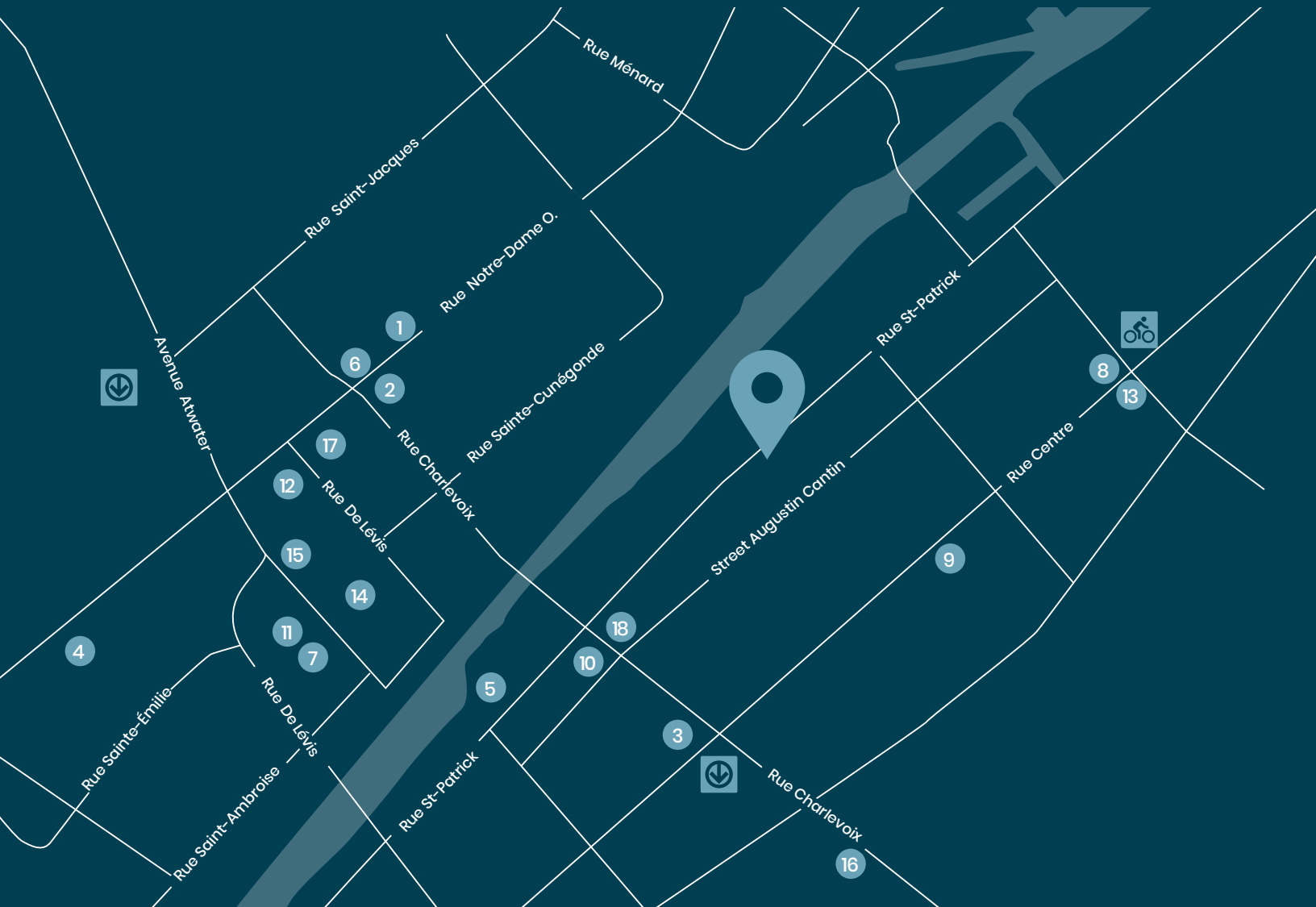
Metered

## AVAILABILITY

Immediate



Establish your business in a thriving neighbourhood, surrounded by green spaces, local amenities, and a growing community of residents, professionals, and visitors.



## Food & Beverage

- 1 September Café
- 2 Parma Café
- 3 Sep Lai
- 4 L'Avenue
- 5 Café ma bicyclette
- 6 Vin papillon
- 7 Le Petit Sao
- 8 Milky Way Cocktail Bar
- 9 Sabayon
- 10 Café Redwood

## Services

- 11 Marché Atwater
- 12 Pharmaprix
- 13 Uniprix
- 14 Super C
- 15 SAQ
- 16 IGA
- 17 Mondou
- 18 Esso/Couche tard

## Transit



**Métro Charlevoix**  
8 minutes

**Métro Lionel-Groulx:**  
15 minutes



**Bus**  
61, 101



**Bixi**  
< 1 minute



**Walk score: 100**

**TANIA D'AVINO**  
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