



486 ST. CATHERINE STREET WEST, MONTREAL, QUEBEC RETAIL SPACE FOR LEASE/ LOCAL COMMERCIAL À LOUER

12,896 SQ. FT. / PI2



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**ASKING NET RENT/
LOYER NET DEMANDÉ:**

\$58.00 PER SQ. FT. / 58.00 \$ PAR PIED CARRÉ

**ADDITIONAL RENT/
LOYER SUPPLÉMENTAIRE:**

\$14.75 PER SQ. FT. / 14.75 \$ PAR PIED CARRÉ

**TOTAL AREA/
SUPERFICIE TOTALE:**

APPROX. 12,896 SQ. FT. / ENVIRON 12,896 PIEDS CARRÉS

OCCUPANCY/ OCCUPATION:

IMMEDIATE

**50 FEET OF FAÇADE FRONTING THE HEAVILY TRAFFICKED STE
CATHERINE STREET WEST/ 50 PIEDS DE FAÇADE DONNANT SUR LA TRÈS
PASANTE RUE STE CATHERINE QUEST**

**HIGH PEDESTRIAN AND VEHICULAR TRAFFIC /
ZONE À TRAFFIC ÉLEVÉ DE PIÉTONS ET VOITURES**

**LOCATED IN THE HEART OF DOWNTOWN MONTREAL STEPS FROM
QUARTIER DES SPECTACLES AND JAZZ FESTIVAL / AU COEUR DU CENTRE
VILLE, PROCHE DU QUARTIER DES SPECTACLES ET DU FESTIVAL DE JAZZ**

**PROPERTY HIGHLIGHTS/
DETAILS DE LA PROPRIÉTÉ:**

**NEIGHBOURING RETAILERS INCLUDE THE HUDSON'S BAY, BIRKS, EATON
CENTRE, H&M, RENAISSANCE HOTEL, BEST BUY, FOOT LOCKER, ADIDAS,
BUSRGER KING, SECOND CUP AND MANY OTHER RECOGNIZED
RETAILERS /**

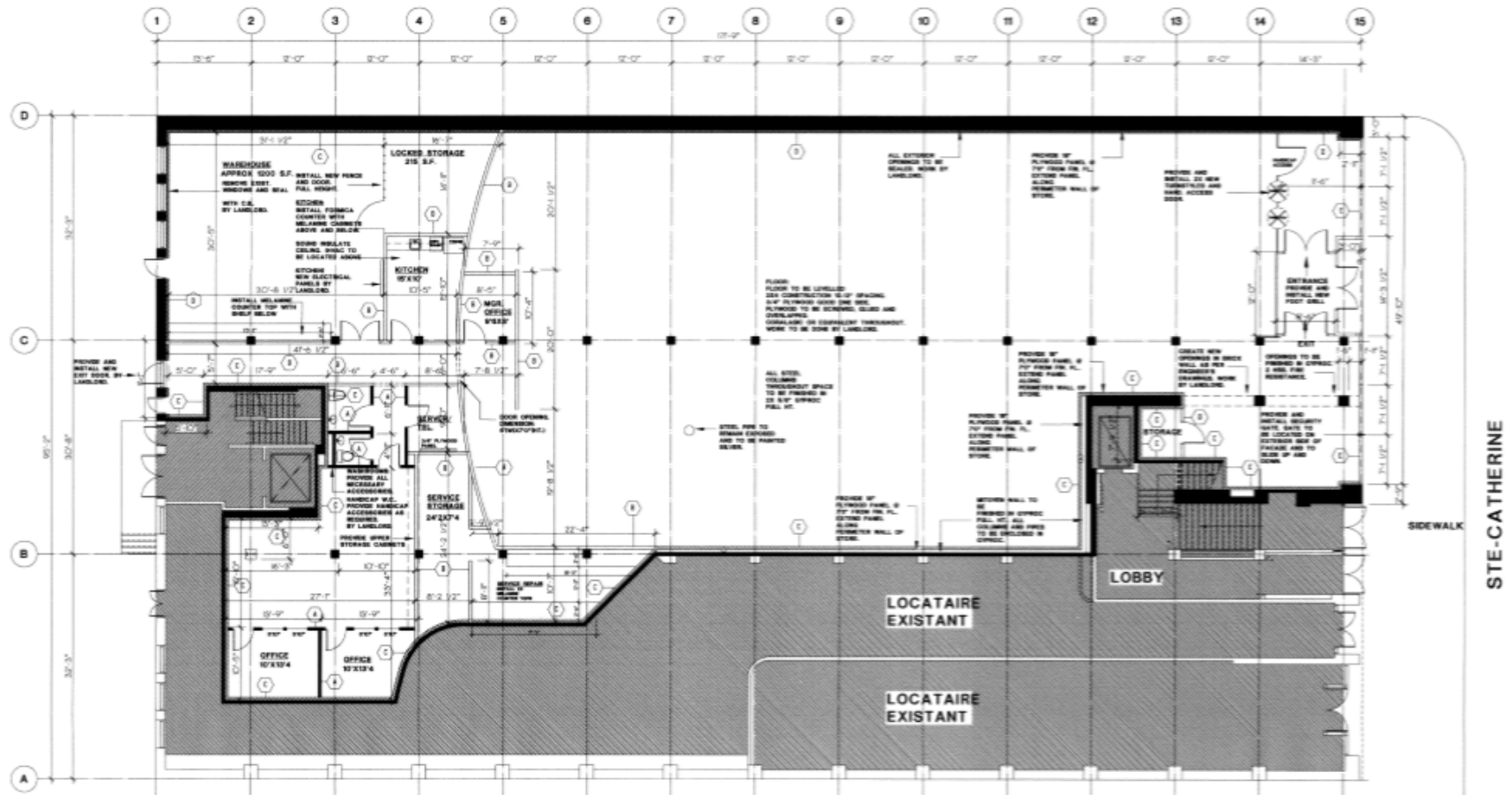
**LES COMMERCE AVOISINANTS COMPRENNENT: LA BAIE D'HUDSON,
BIRKS, CENTRE EATON, H&M, RENAISSANCE HOTEL, BEST BUY, FOOT
LOCKER, ADIDAS, BUSRGER KING, SECOND CUP ET DE NOMBREUX
AUTRES COMMERCE RECONNUS**

ZONING: COMMERCIAL / ZONAGE: COMMERCIAL

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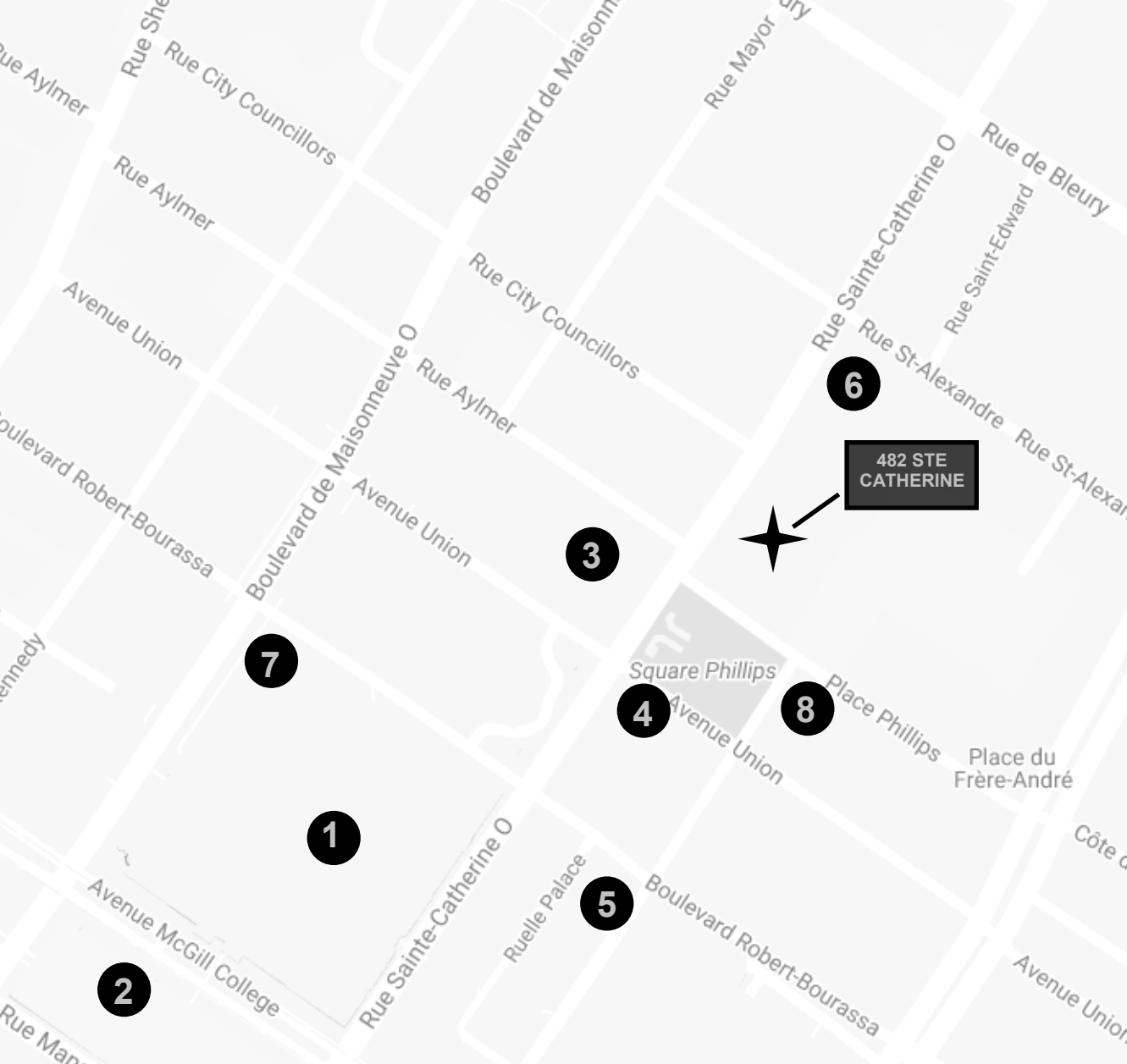
FLOOR PLANS/ PLANS D'ÉTAGE:



GENERAL NOTES		LEGEND	
1. PAINT THROUGHOUT: 3-4 COLOURS PLAN OF PAINT COLOURS TO BE PROVIDED BY DESIGNER.	2. INSTALL ALL LIGHTS AS PER REFLECTED CEILING PLAN. LIGHTING TO BE PROVIDED BY CLIENT AND INSTALLED BY E.C.	11. NEW MASONRY DOORS AND METAL FRAMES THROUGHOUT. STANDARD HEIGHT. COLOUR TO BE APPROVED BY DESIGNER PRIOR TO PAINTING.	3 1/2" METAL STAIRS 5/8" DEPTH FILL HEIGHT RELIEVE USE
2. PLUMB-PATCH EXIST. WOOD FLOOR. PROVIDE WINGSTONE COMMERCIAL QUALITY VINYL TILE AND VINYL TILE GRG.	8. ALL UNNECESSARY ELECTRICAL WIRES AND CONDUITS CONDUITS TO BE REMOVED BY LANDLORD. ALL ELECTRICAL LIGHT SWITCHES, PLUGS, THERMOSTATS TO BE INSTALLED AS PER PLANS. ALL EXIST. COVER PLATES TO BE WHITE.	12. KITCHEN: PROVIDE NEW KITCHEN SINK. INSTALL DISHWASHER PROVIDED BY TENANT. PROVIDE GRANITE KITCHEN COUNTER TOP WITH MELAMINE CABINETS ABOVE AND BELOW LENGTH APPROX: 11'0" PROVIDE SHELF FOR M.I.B. ON TOP CABINET SECTION. PROVIDE ELEC. FOR FRIDGE, MICRO-WAVE, COFFEE AND DISHWASHER. ALL SPECIFICATIONS TO BE PROVIDED BY DESIGNER.	5/8" METAL STAIRS 5/8" DEPTH FILL HEIGHT RELIEVE USE
3. REMOVE AND REPAIR NEW CERAMIC FLOOR AS REQUIRED. CERAMIC MURKET, BR20 S.P., PLUS INSTALLATION. LEVEL AND REPAIR FLOOR AS REQUIRED PRIOR TO INSTALLATION. REMOVE CERAMIC FROM ROOMS WHERE CERAMIC IS INSTALLED.	9. PROVIDE BATTERY POWER PACK UNITS AT ALL EXITS.		5/8" METAL STAIRS 5/8" DEPTH FILL HEIGHT RELIEVE USE
4. VENTILATION: BY LANDLORD	10. SERVER/TEL ROOM ROOM: 1 DOUBLE GROUND FAULT ISOLATED PLUGS FOR NETWORK PROVIDE 48 DEDICATED OUTLETS FOR SERVER PROVIDE AND INSTALL 3/4" PLYWOOD PANEL FOR TEL. PROVIDE SHELF FOR SERVER. PREPARE ELEC. FOR UPS.		3 1/2" METAL STAIRS 5/8" DEPTH FILL HEIGHT RELIEVE USE
5. INSTALL NEW FIRE RATED GYPOCUM CEILING UNLESS OTHERWISE INDICATED. INSTALL NEW SUSPENDED CEILING IN OFFICE AREA. SEE REFLECTED CEILING PLAN.			
6. LANDLORD TO ADJUST LOCATIONS OF SPRINKLERS AS PER NEW DIVISIONS.			

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IN THIS AREA/ DANS CE QUARTIER:

- 1 Eaton Center
- 2 Place Montreal Trust
- 3 La Baie D'Hudson
- 4 Birks/Birks Hotel
- 5 Renaissance Hotel
- 6 H&M
- 7 Metro Mc Gill
- 8 CIBC

DEMOGRAPHICS | DÉMOGRAPHIE

1 KM RADIUS |
SUR RAYON
DE 1KM

TOTAL POPULATION |
POPULATION TOTALE

24,112

MEDIAN AGE* |
ÂGE MÉDIAN

32.7

AVERAGE HOUSEHOLD
INCOME* |
REVENU MOYEN DU
MÉNAGE

\$62,375

CORE

Les consultants Core immobilier | Core Consultants Realty

The information contained herein has been obtained through sources deemed reliable but can not be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification. *Source: Environics Analytics, 2017. *Projected for the immediate area .

Les renseignements contenus dans le présent document ont été obtenus par des sources jugées fiables, mais ne peuvent être garantis quant à leur exactitude. Toute information d'intérêt particulier doit être obtenue par une vérification indépendante. *Source : Environics Analytics, 2017. *Projection pour la région immédiate.