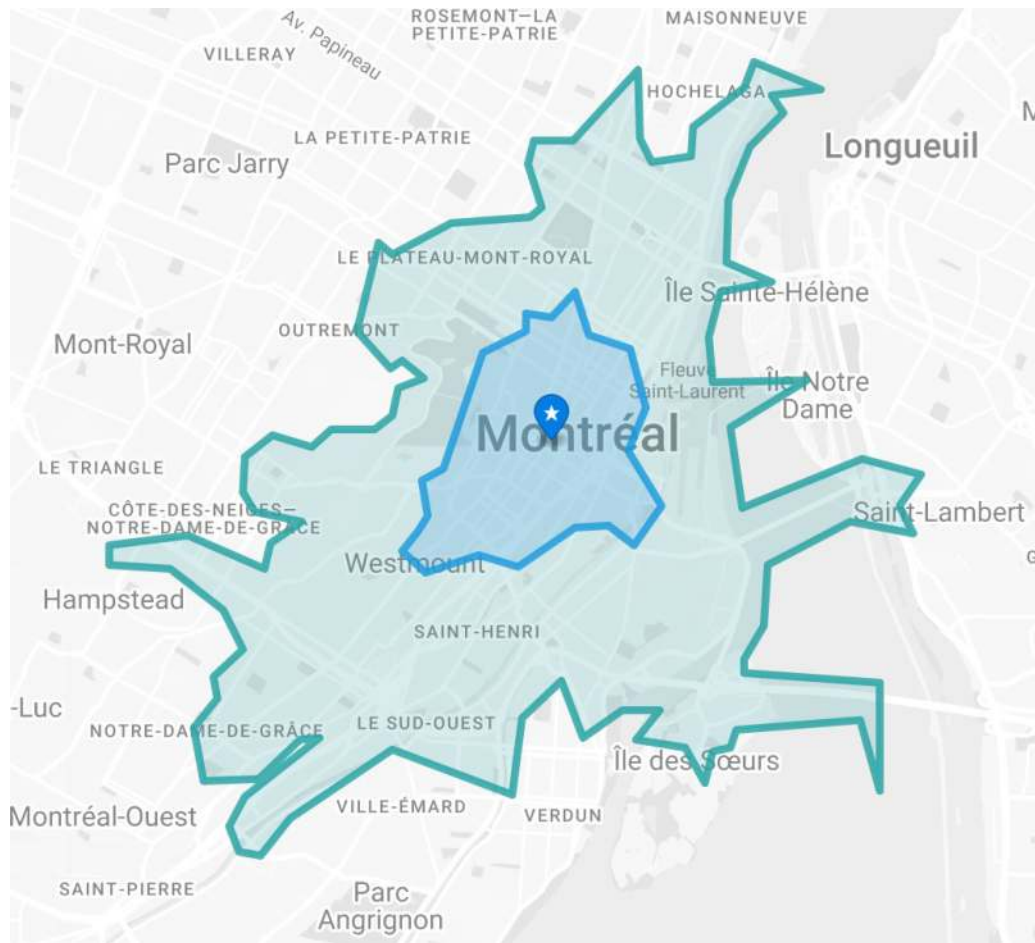




966 St. Catherine Street West, Montreal (Qc)
TWO-STOREY SINGLE TENANT RETAIL OPPORTUNITY FOR LEASE

MONTREAL, QUEBEC

DEMOGRAPHIC OVERVIEW – 10-MINUTE DRIVE



TOTAL DAYTIME POPULATION
629,250



AVERAGE AGE
40



NUMBER OF HOUSEHOLDS
168,304



AVERAGE HOUSEHOLD INCOME
\$93,066



DAYTIME POPULATION AT WORK
500,371



UNEMPLOYMENT RATE
9%



HOUSEHOLD SPENDING
(AVG ANNUAL SPEND)
\$78,599



TOTAL CURRENT CONSUMPTION
\$57,935



FOOD
(AVG ANNUAL SPEND)
\$9,115

Demographic data is based on 2017 census information from Statistics Canada

MONTREAL – THE FASHION CAPITAL OF CANADA



DOWNTOWN MONTREAL – RETAIL MAP

HIGHLIGHTS



500,271*
DAYTIME POPULATION AT WORK

50 MILLION
TRANSIT RIDERSHIP**
CENTRAL STATION

29 MILLION **
TOURISTS | EXCURSIONS

19,976,317
TRANSIT RIDERSHIP**
(McGill + Peel Metro Stations)

40,036 **
MCGILL UNIVERSITY ENROLLMENT

LRT – Estimated completion by Fall 2024

*: 10-Minute Drive
**: 2019



PROPERTY HIGHLIGHTS

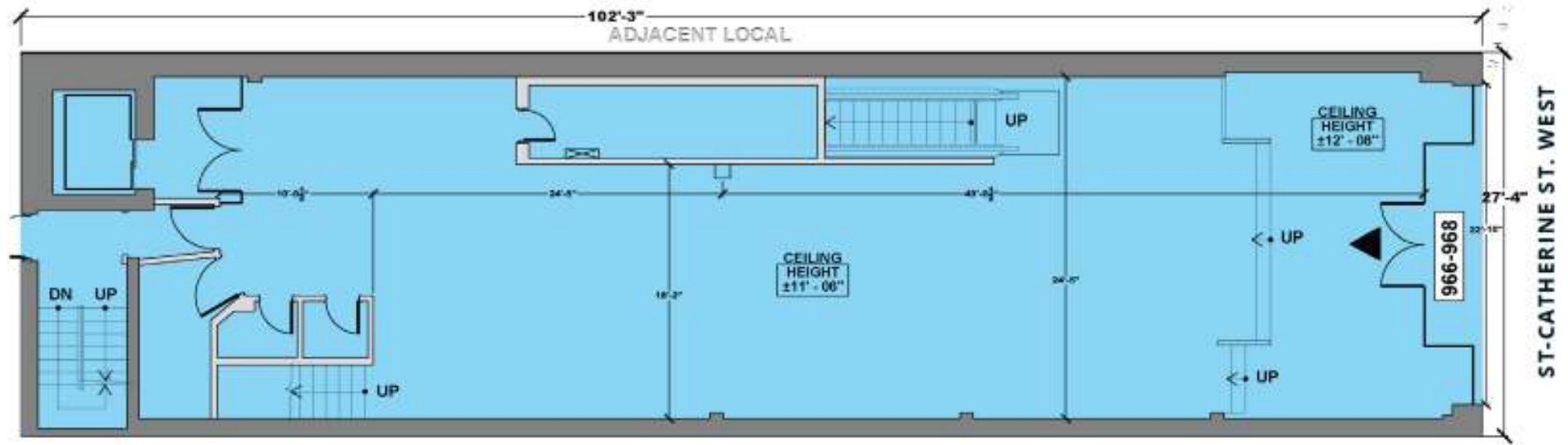
966 Ste-Catherine Street West

AREA	8,366 SF available for lease on two levels. <ul style="list-style-type: none">• Ground Floor 2,795 SF• Second Floor 2,826 SF & 2,745 SF• Basement 2,795 SF
FRONTAGE	Ground Floor 27'4" Second Floor 54'
ASKING NET RENT	Contact listing brokers
ADDITIONAL RENT	\$ 49.76 PSF (Blended)
USE	Flagship Retail & Restaurant
NEIGHBOURHOOD	La Maison Simons Place Montreal Trust Montreal Eaton Centre Hôtel Fairmount – The Queen Elizabeth
	In close proximity to the Entertainment District
PUBLIC TRANSPORT	Central Station – 5 minute walk – Train Station McGill College Metro – 3 minute walk – Green Line Peel Metro – 4 minute walk – Green Line
AVG DAILY TRAFFIC (2019 - Source: Piiinpoint)	Vehicles 15,812 – Pedestrians 52,575



FLOOR PLANS – GROUND FLOOR

966 Ste-Catherine Street West



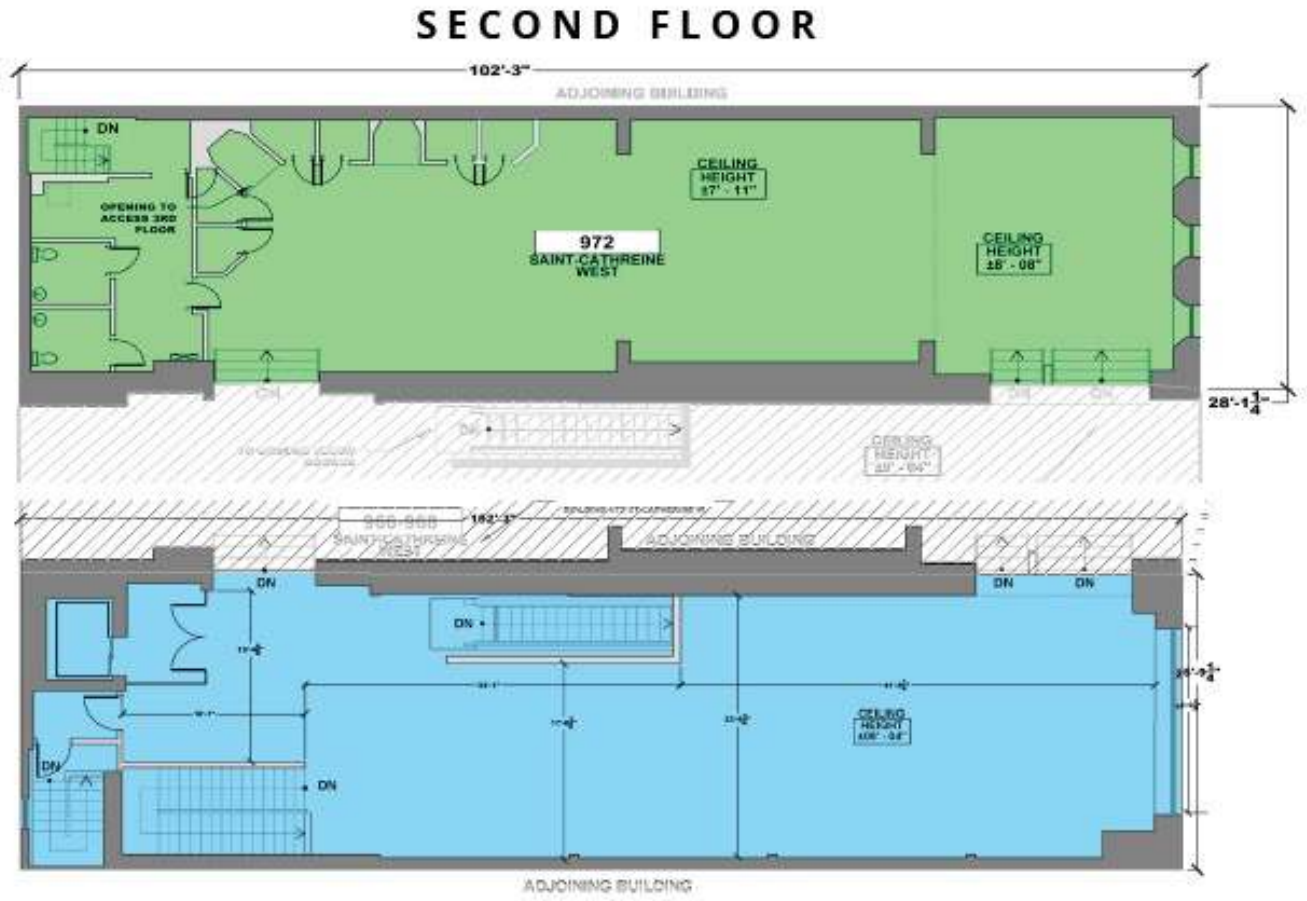
TOTAL LEASABLE AREA OF 2,795 SQUARE FEET

FLOOR PLANS- SECOND FLOOR

966 Ste-Catherine Street West

966 SCW – 2nd Floor = 2,286 SF

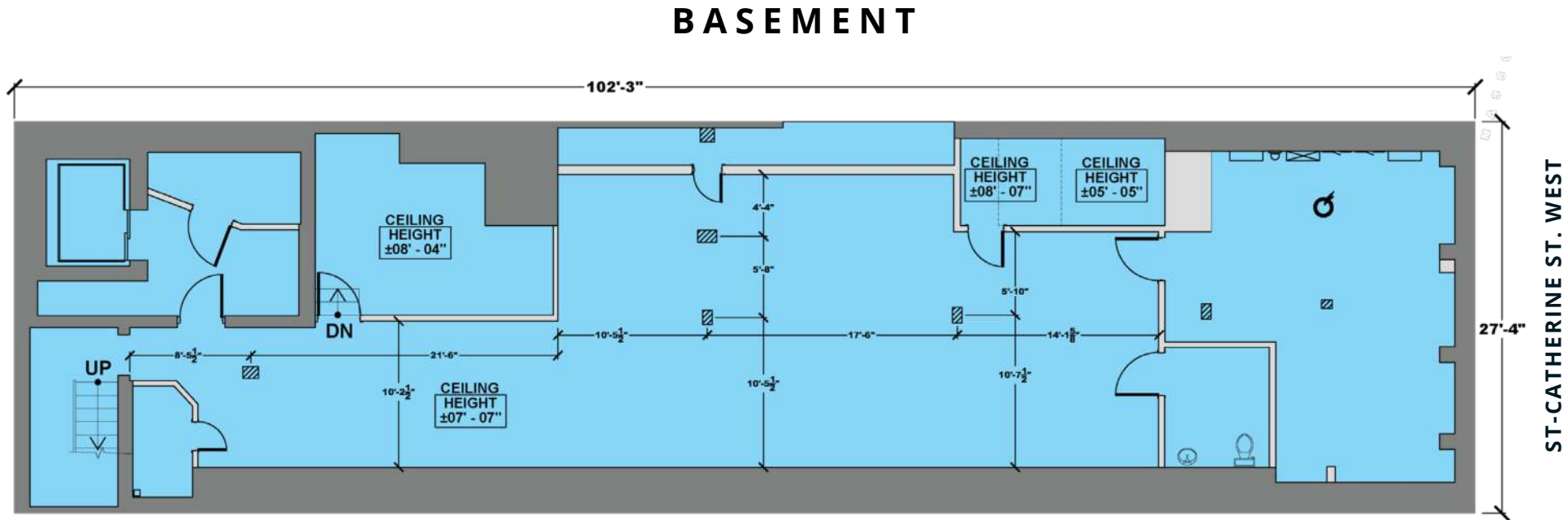
972 SCW – 2nd Floor = 2,745 SF



COMBINED LEASABLE AREA OF 5,571 SQUARE FEET

FLOOR PLANS – BASEMENT

966 Ste-Catherine Street West



TOTAL LEASABLE AREA OF 2,795 SQUARE FEET

966 Ste-Catherine Street West – Montreal



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