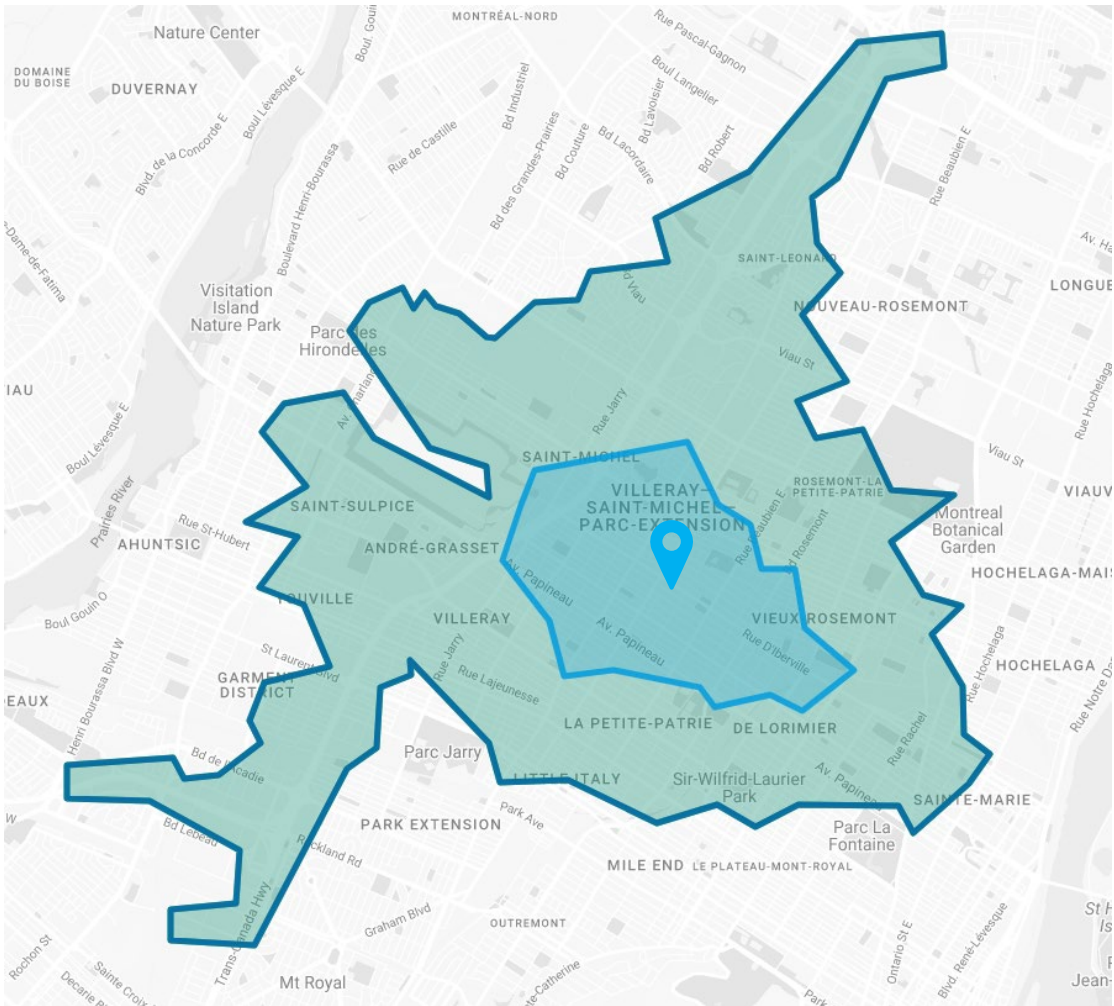




2485 Bélanger, Montreal (Qc)
FOR LEASE - GROUND FLOOR – COMMERCIAL SPACES
FOR SINGLE OR MULTIPLE TENANT(S)

MONTREAL, QUEBEC

DEMOGRAPHIC OVERVIEW – 10-MINUTE DRIVE



TOTAL DAYTIME POPULATION
342,930



AVERAGE AGE
40



NUMBER OF HOUSEHOLDS
167,288



AVERAGE HOUSEHOLD INCOME
\$77,818



DAYTIME POPULATION AT WORK
364,700



UNEMPLOYMENT RATE
10%



HOUSEHOLD SPENDING
(AVG ANNUAL SPEND)
\$60,275



HEALTH & PERSONAL CARE (AVG.
ANNUAL SPEND)
\$3,774



FOOD
(AVG ANNUAL SPEND)
\$7,845

Demographic data is based on 2021 census information from Statistics Canada

NEIGHBORHOOD – Villeray, St-Michel, Parc Extension



A residential, commercial and cosmopolitan district of the city of Montreal, this dense, warm and always moving area exudes *la joie de vivre* with its dynamic neighborhood life. A meeting point for epicureans & neighborhood services, it is home to a host of excellent restaurants and specialty stores.

PROPERTY HIGHLIGHTS

2485 Bélanger

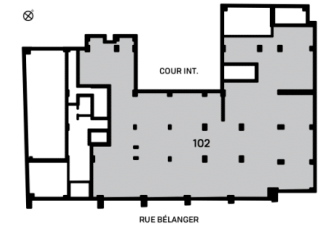
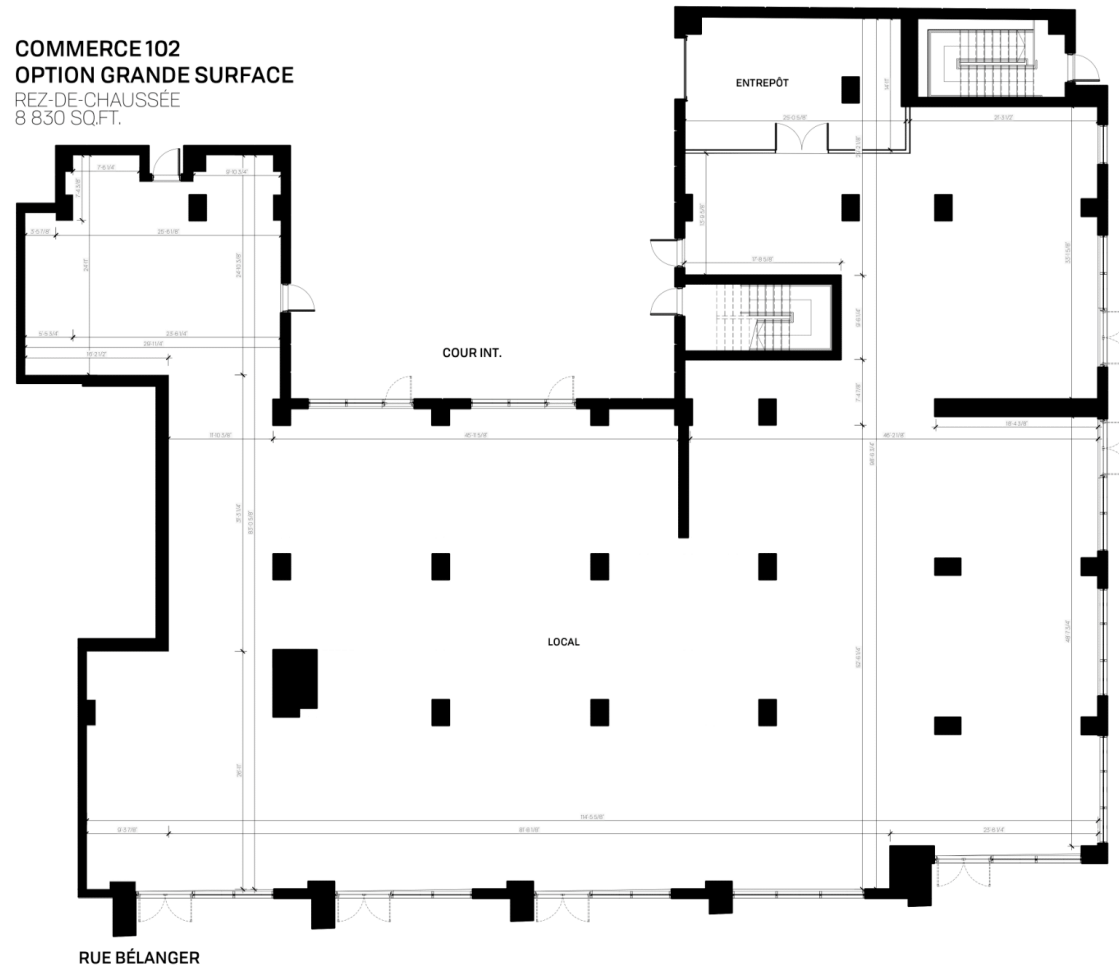
AREA	8,830 SF (able to be subdivided)
HEIGHT OF CEILINGS	11 ft. (approx. measurement)
ASKING NET RENT	Contact the listing brokers
ADDITIONAL RENT	\$9 / sf (2024 estimate)
USE	Pharmacy, bank, clinics (medical, dental, physiotherapy, chiropractic, etc.), pet shop, coffee, bike store, market, etc.
NEIGHBOURHOOD	Rosemont-La-Petite-Patrie Villeray-Saint-Michel-Parc-Extension
PUBLIC TRANSPORT	Iberville metro station - 4 min. walk (blue line) Highway 40 - 3 min. drive
AVG DAILY TRAFFIC (2019 - Source: Piinpoint)	Bélanger street - 37 667 vehicles per day Iberville street - 39 029 vehicles per day



FLOOR PLANS – GROUND FLOOR

2485 Bélanger

COMMERCE 102
OPTION GRANDE SURFACE
REZ-DE-CHAUSSÉE
8 830 SQ.FT.



PLAN REZ-DE-CHAUSSÉE
COMMERCIAL
2485, RUE BÉLANGER
ÉCHELLE 3/32" = 1'-0"

TOTAL LEASABLE AREA OF 8,830 SQUARE FEET

2845 Bélanger – Montreal

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