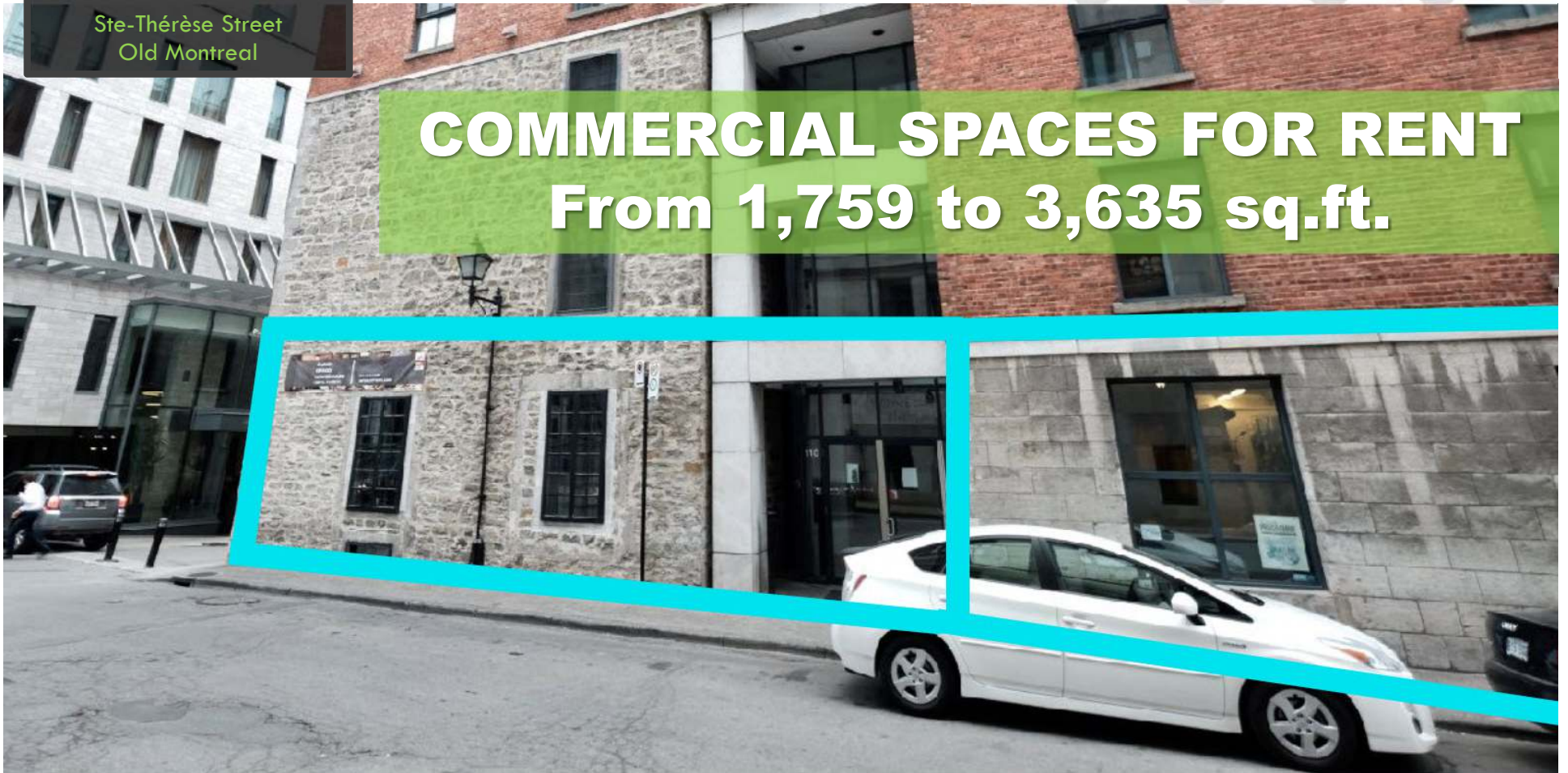


110

Ste-Thérèse Street
Old Montreal

COMMERCIAL SPACES FOR RENT
From 1,759 to 3,635 sq.ft.



IN THE HEART OF OLD MONTREAL



THE PREMISES

Available: Spring 2019

Gross Area:

- Ground C-101: 1,666 sf
-Basement C-001: 1,969 sf
- Ground C-102: 1,769 sf

Highlights:

- Bar Permit in place
- Facing William Gray Hotel

TERMS & CONDITIONS:

Net Rent C-101: \$55.00/sf
C-001: \$22.50/sf
C-102: \$45.00/sf

Taxes & OPEX (est): \$13.79/sf

STATISTICS

(Radius of 2 km)

Daytime Population: 324,139

Average Household Income:

- 1.0 km = \$104,133
- 2.0 km = \$ 76,485
- 3.0 km = \$ 73,357
- Over \$80,000\$ = 27.5%

Education:

- College = 12.2%
- University = 53.5%

Market Potential

- Food \$379M
- Clothing \$133M
- Healthcare \$128M
- Leisure \$ 98M

110

Ste-Thérèse Street
Old Montreal

PROPERTY HIGHLIGHTS

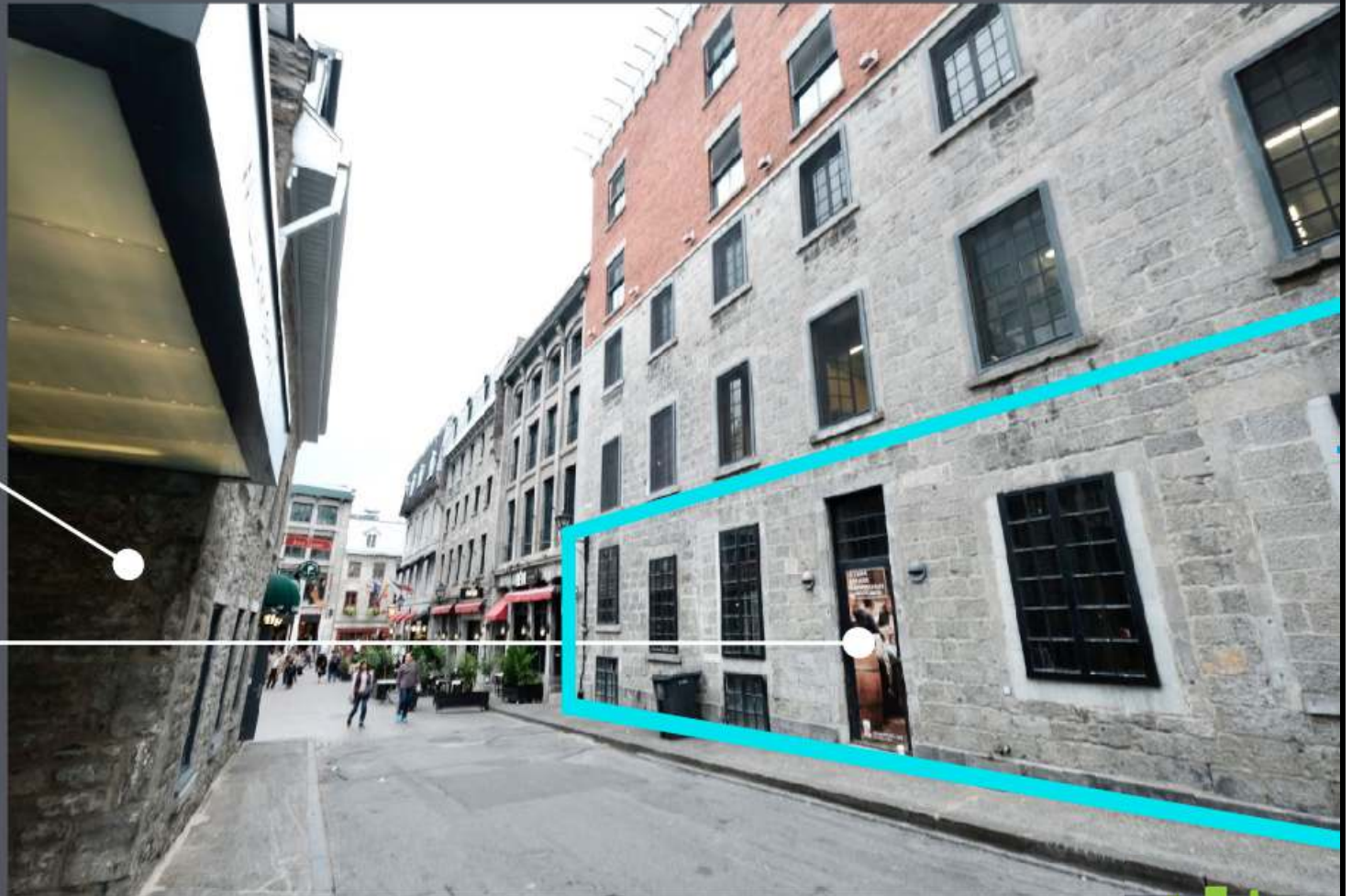
- Newly renovated building
- Exposed stone walls
- Ideal for restaurant/bar/speakeasy

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Ste-Thérèse Street
Old Montreal

Hôtel
William
Gray

110 Saint
-Thérèse



aurora

110

Ste-Thérèse Street
Old Montreal

FLOOR PLANS



110

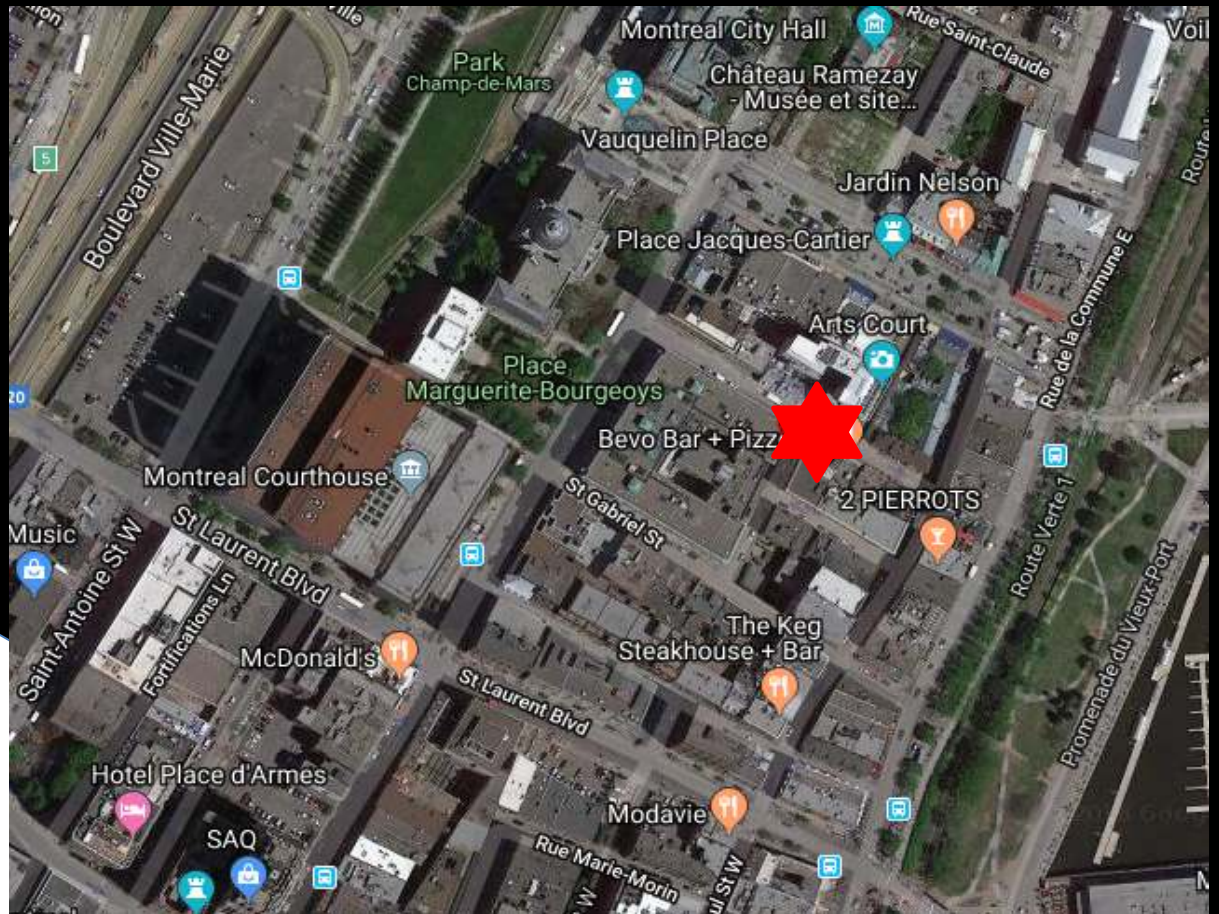
Ste-Thérèse Street
Old Montreal

FLOOR PLANS



110

Ste-Thérèse Street
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