



Retail Opportunity in Prime Commercial Location

FOR SALE OR FOR LEASE
6515 Christophe-Colomb Ave, Montréal

Prime retail opportunity in a brand new residential development on Christophe-Colomb Avenue, in the lively neighborhood of La Petite Patrie, 5 minutes away from the Mile-End / Mile-Ex neighborhoods, the Jean-Talon Market, the UdeM MIL Campus and multiple IT and video game companies.

Situated on a corner lot, one block away from St-Hubert Street, one of the city's leading commercial thoroughfares, this opportunity is also in close walking distance to Beaubien & Jean-Talon Métro stations.

Contact:

Joe Rullier

Vice President
Commercial Real Estate Broker
+1 514 764 2832
joe.rullier@colliers.com

Colliers International
1800 McGill College Ave
Suite 400
Montréal, QC H3A 3J6
P: +1 514 866 1900



Accelerating success.



Population
139,590



Households
32,585



Av. Household Income
\$48,349



Av. Age
33



Education
92%



Employment
97%



Specifications

Leasable Area	Up to 6,467 SF, subdivisible
Zoning	Commercial
Parking	Up to 4 underground spots available
Availability	Immediate
Net Rental Rate	\$30.00 / SF
Additional Rent	TBD
Asking Price	\$1,940,100

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