



## New commercial space for rent in the heart of Ville-Marie

- **Strategic Location:** Located on the ground floor of a prestigious 9-story residential building with 226 apartments, offering modern and high-quality infrastructure.
- **Bright and Spacious Design:** The large glass facades, and majestic high ceilings, flooding the interior with natural light to create a refined and welcoming atmosphere.
- **Available space:** Spanning 1,737 square feet, this prime location is ideal for retail businesses looking to establish a strong presence in one of the city's most bustling areas.



Concrete building of 9 floors  
and 226 apartments



Great fenestration  
with large glass facades



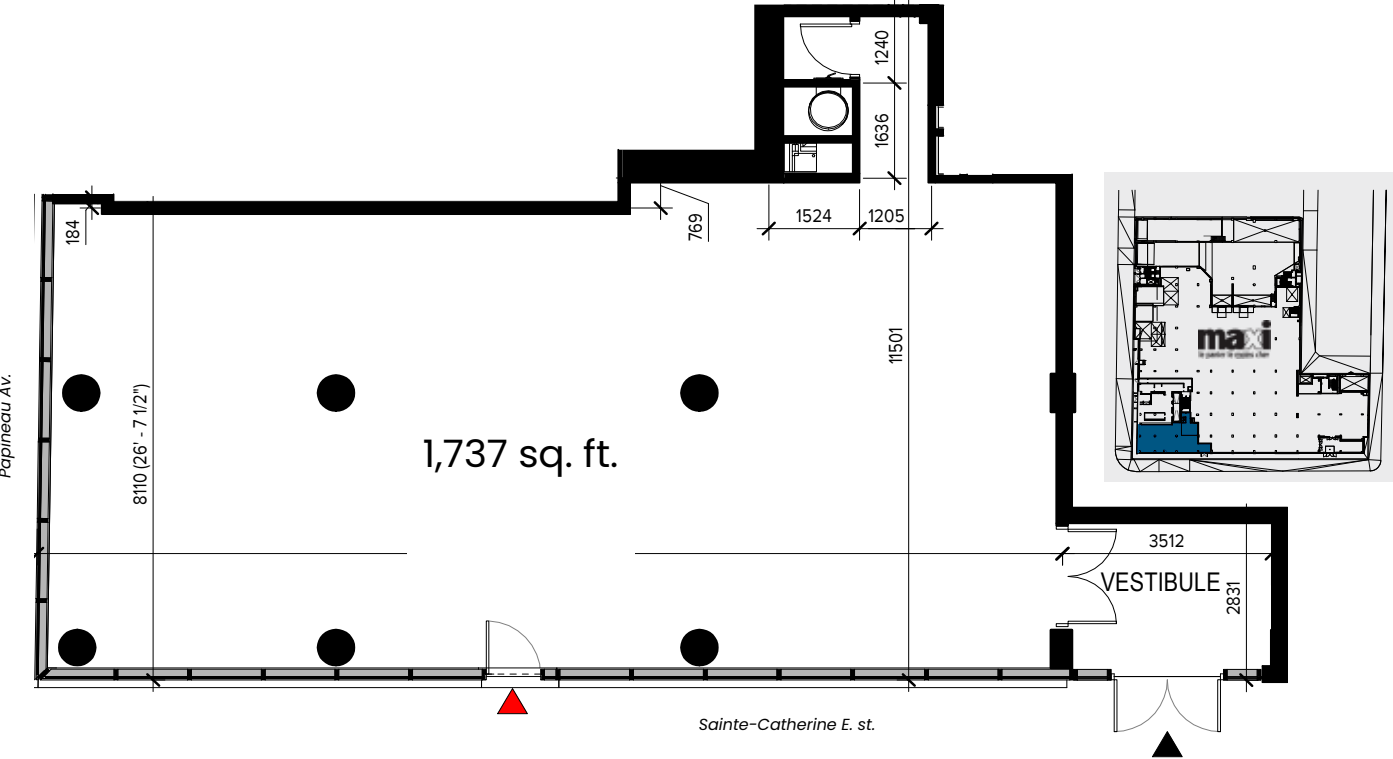
1 available space  
of 1,737 sq. ft.

Get more  
information

Veronik Bastien  
Commercial Leasing Director | Commercial Real Estate Broker  
☎ 514-723-3778 | 📧 514-655-8376 | vbastien@mondev.ca



An unparalleled opportunity  
for businesses to thrive in the heart of Montreal

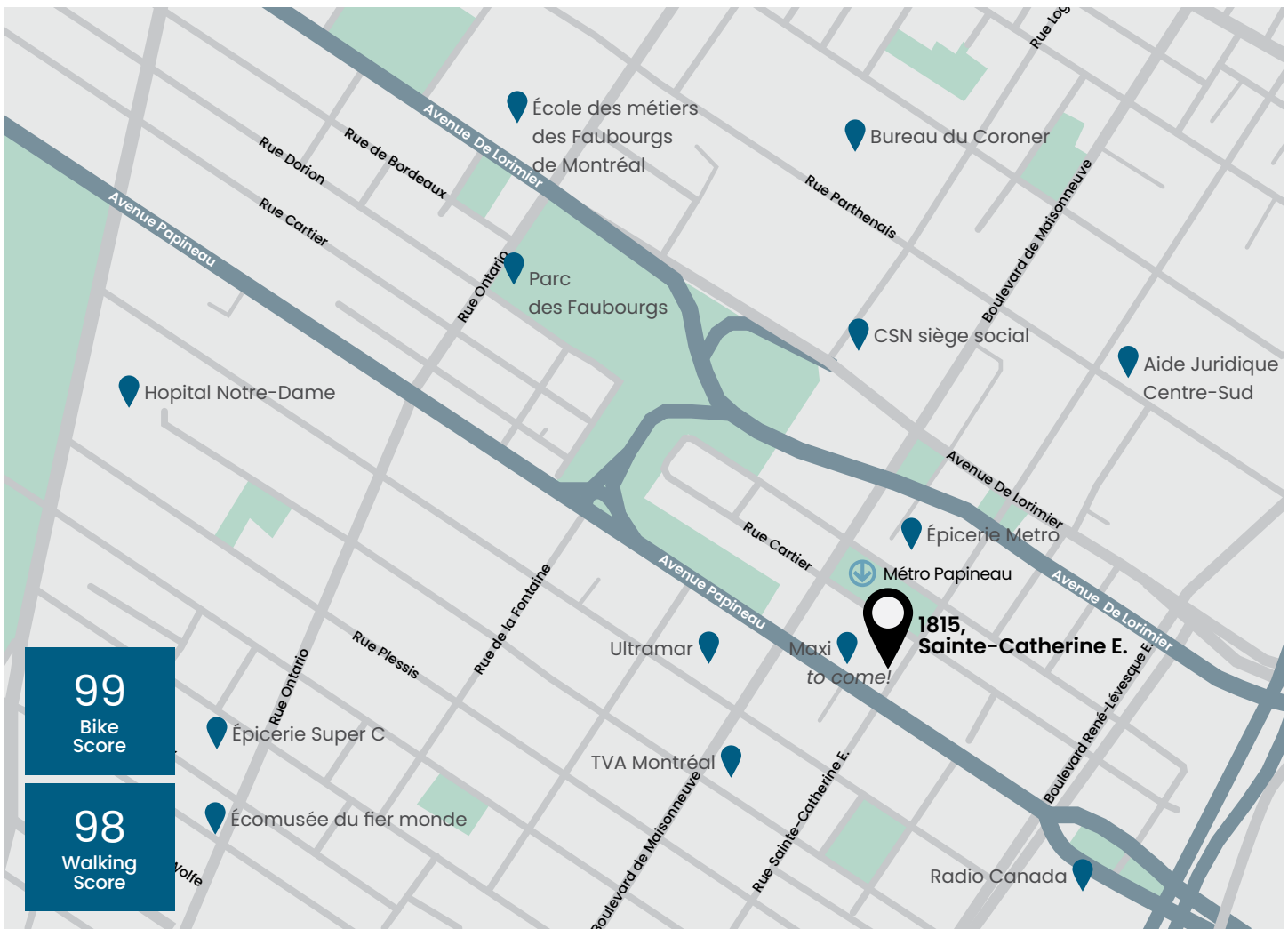






AVAILABLE SPACE & BUILDING INFORMATION

Number of floors	9 floors
Type of building	Commercial space on the ground floor
Available space area	1,737 sq. ft.
Base rent	Contact us
Additional rent	\$15.00 / sq. ft.
Electricity & maintenance	Not included
Availability	Fall 2025



## Localisation

- Located just east of downtown Montreal, this space is conveniently near key attractions such as the Jacques-Cartier Bridge, Quartier des Spectacles, and Old Montreal.
- Situated at the corner of Sainte-Catherine and Papineau streets, this property benefits from high visibility and foot traffic, being directly opposite Papineau metro station.
- Facing the Papineau metro station (green line), and access to multiple buses such as 10, 45, 150, 359, 445.
- Enjoy a strategic location with a high concentration of services, shops and restaurants. A dynamic environment ideal to attract a diverse clientele and benefit from the effervescence of the neighborhood!



Near Quartier des spectacles,  
Old Montreal and Downtown



Route 136  
& Jacques-Cartier Bridge



Papineau metro station  
& bus 10, 45, 150, 359, 445



Wide variety of trendy  
stores and restaurants





Veronik Bastien  
Commercial Leasing Director  
Commercial Real Estate Broker  
☎ 514-723-3778 | 📠 514-655-8376  
vbastien@mondev.ca

**MONDEV**  
COMMERCIAL

Mondev | 7260 Saint-Urbain, Montreal (Quebec) H2R 2Y6 | 1 514 447-7830

Disclaimer: The information contained in this brochure is provided for informational purposes only and may be subject to change without notice. No guarantee, representation, or warranty is made as to the accuracy, completeness, or currency of the information presented, including but not limited to projections, rates, images, plans, opinions, assumptions, and estimates. Accordingly, neither Mondev, nor its divisions, employees, brokers, or representatives—including the individual transmitting this document—shall be held liable in any way for decisions made based on this information. The recipient remains solely responsible for conducting their own due diligence prior to making any decision. Mondev reserves the right to withdraw any property from the market, modify the information provided, or revise any offering at any time without notice.