

MONDEV

RETAIL SPACE

for lease

1777 William St.

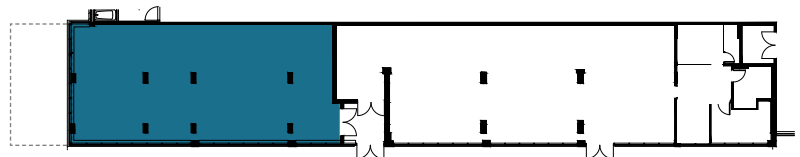
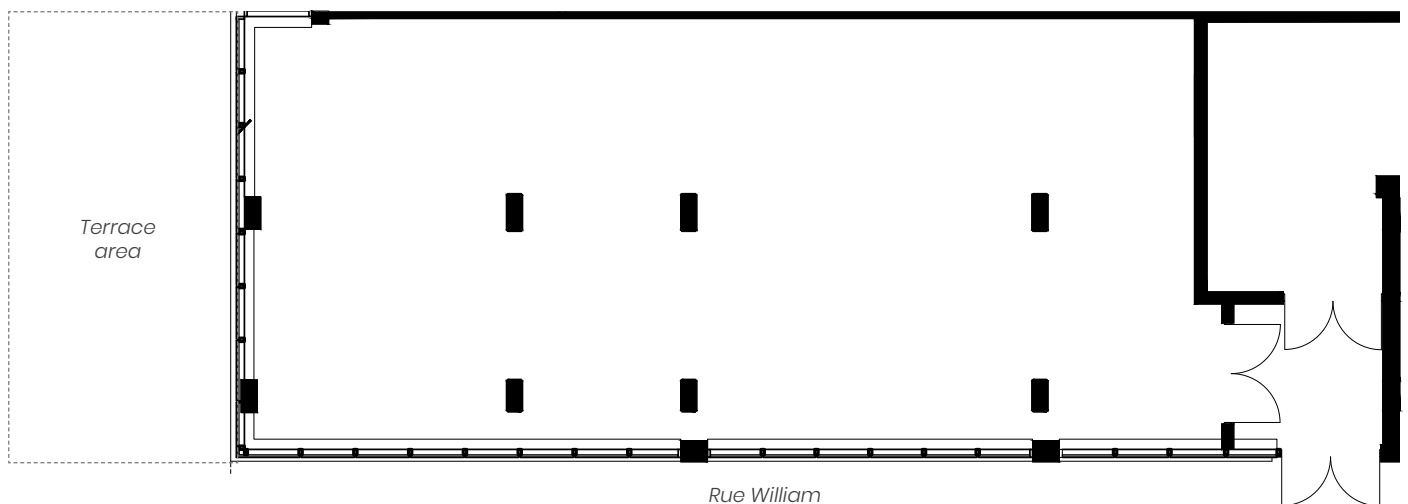


UNBEATABLE OPPORTUNITY IN GRIFFINTOWN

This corner retail space offers kitchen ventilation and the opportunity for a terrace, steps from Notre-Dame Street and the Lachine Canal.

Benefit from direct access to over 700 residents and exceptional visibility in a high-foot-traffic location.

± **1,640** sq. ft.





PROPERTY FEATURES:

- ▶ Prime opportunity in Griffintown
- ▶ Streetfront retail unit with ventilation
- ▶ Corner suite with possibility for exterior terrace
- ▶ Access to over 700 residents
- ▶ Adjacent to the Lachine Canal
- ▶ Steps from Notre-Dame Street
- ▶ Excellent visibility and glass façade
- ▶ Base-building condition
- ▶ 11-foot high ceilings
- ▶ Quick access to Route 136 and Georges-Vanier metro

NEIGHBOURHOOD DEMOGRAPHICS WITHIN 2KM



Daytime
Population
100,000



**67% University
Educated**



Average
Household Income
\$95,000



Daytime
Employees
170,000



Median
Age
40



Traffic Volume
80,000
Atwater Ave.



Marital
Status
43% Single



LEASE TERM

5 years +

NET RENT

Starting at
\$30.00/sq.ft.

ADDITIONAL

RENT EST.
\$15.98/sq.ft.

ELECTRICITY

Excluded

AVAILABILITY

Immediate

POSSIBILITY FOR EXTERIOR TERRACE



ESTABLISH
YOUR BUSINESS
IN THE HEART OF
GRIFFINTOWN.



Food & Beverage

- | | |
|-------------------|---------------------------|
| 1 Barley | 10 White Heron |
| 2 Le Vin Papillon | 11 Bagels Le Trou |
| 3 Liverpool House | 12 Lord William Pub |
| 4 Joe Beef | 13 Grinder |
| 5 Stem Bar | 14 Maman |
| 6 September Café | 15 Shay |
| 7 Parma Café | 16 Lulu's Pasta Bar |
| 8 Burgundy Lion | 17 Pizzéria Elena |
| 9 La Diperie | 18 Milky Way Cocktail Bar |

Services

- 19 Anytime Fitness
- 20 Théâtre Beanfield
- 21 F45 Griffintown
- 22 Metro Plus
- 23 Jean Coutu
- 24 ÉTS
- 25 Adonis
- 26 Costco

Transit



**Metro
Georges-Vanier**
15-minute walk



Bus
35, 36, 71



Bixi
< 1 minute



Walk score: 100

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