

OBERFELD SNOWCAP

FOR LEASE ↘

3995-4003 Saint-Denis
Montreal, QC

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*Chartered real estate broker, DA

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**Commercial real estate broker



Overview

SQUARE FOOTAGE

Unit 2 (3999 St-Denis) : 1,595 SF | **Unit 3** (3995-3997 St-Denis) : 1,102 SF

ADDRESS

3995-4003, Saint-Denis, Montréal, QC

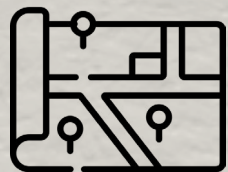
AVAILABILITY

Immediate

NET RENT

Ask listing brokers

LOCATED IN THE
HEART OF THE PLATEAU



SURROUNDED BY
RETAILERS & RESTAURANTS



EASILY ACCESSIBLE BY
METRO & BUS



RECENTLY
RE-DONE FAÇADE



**OBERFELD
SNOWCAP**

Area Demographics

RADIUS : 3KM

2024 Population
264,927

Total Households
145,369

2024 Daytime Population
512,729

Average Household
Income
CA\$102,443

Median Age
34.3

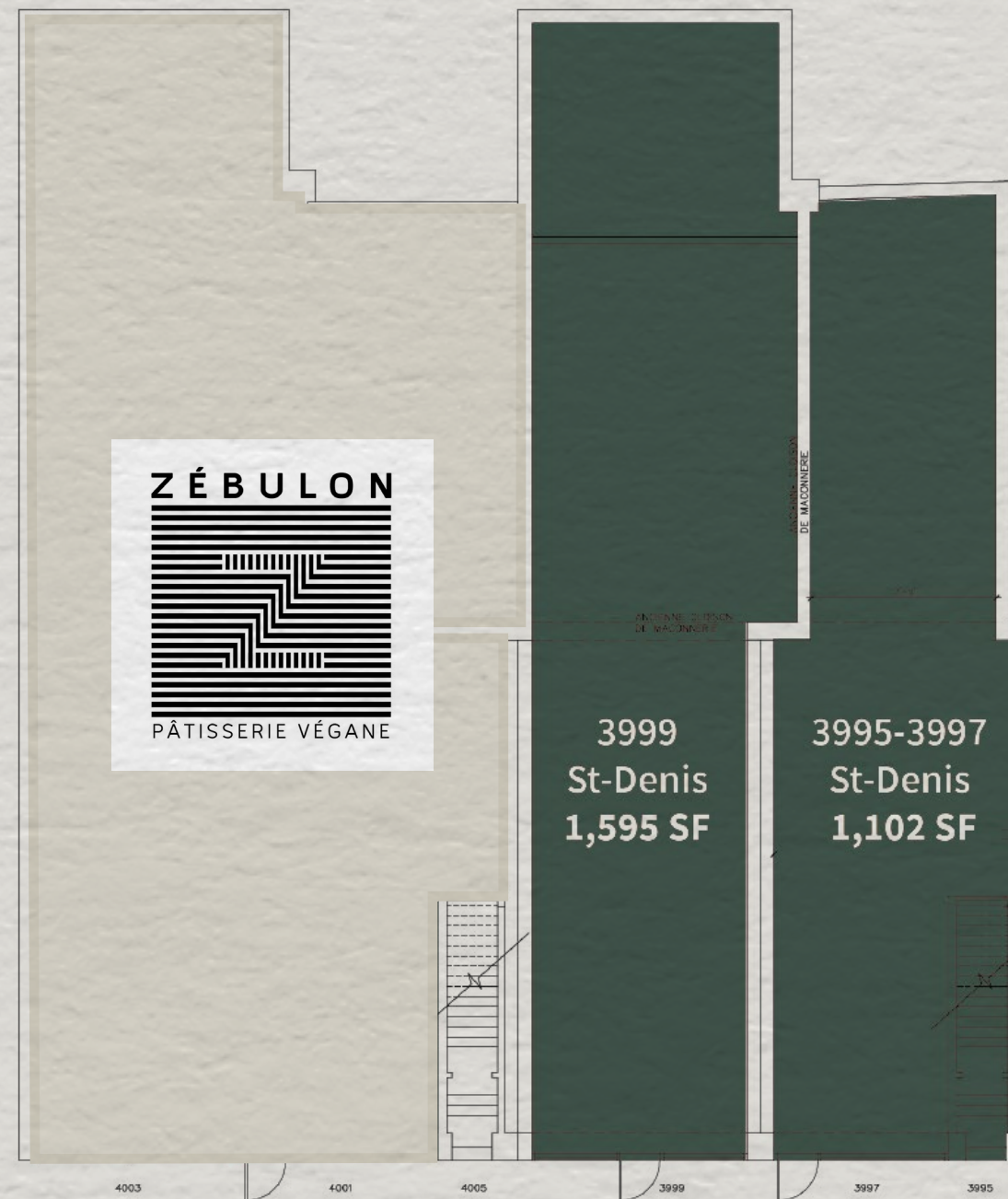
Average Household
Expenditure
CA\$92,226



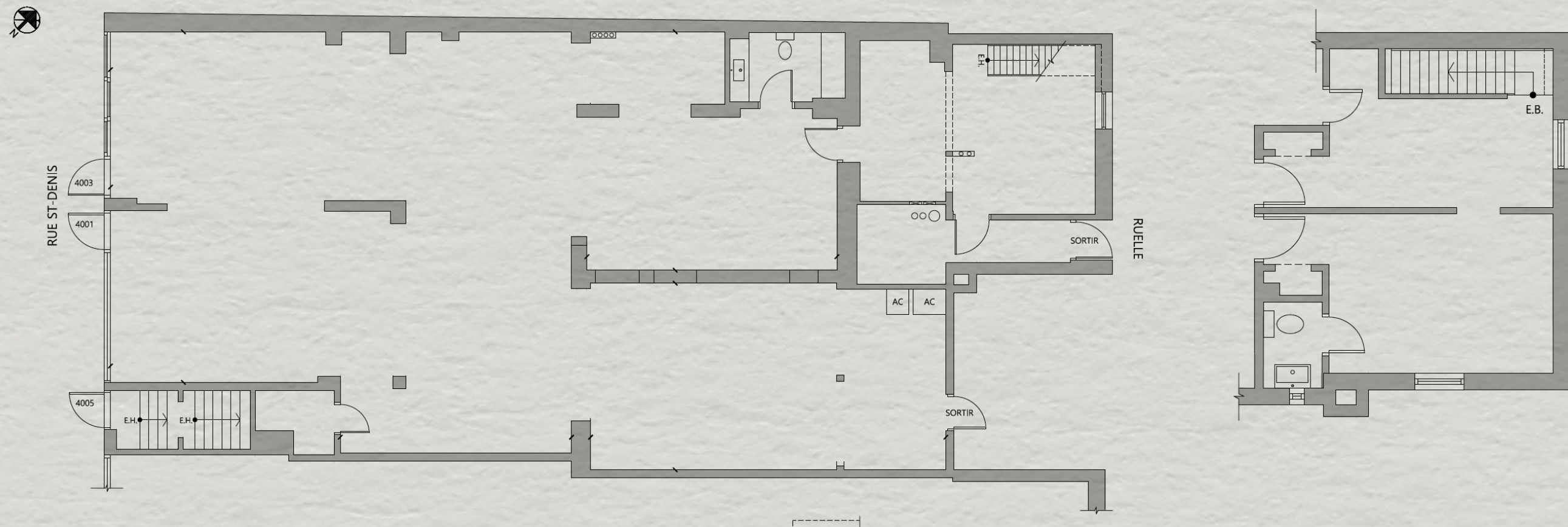
Key Facts

Demographic Data Source: Environics (2024)

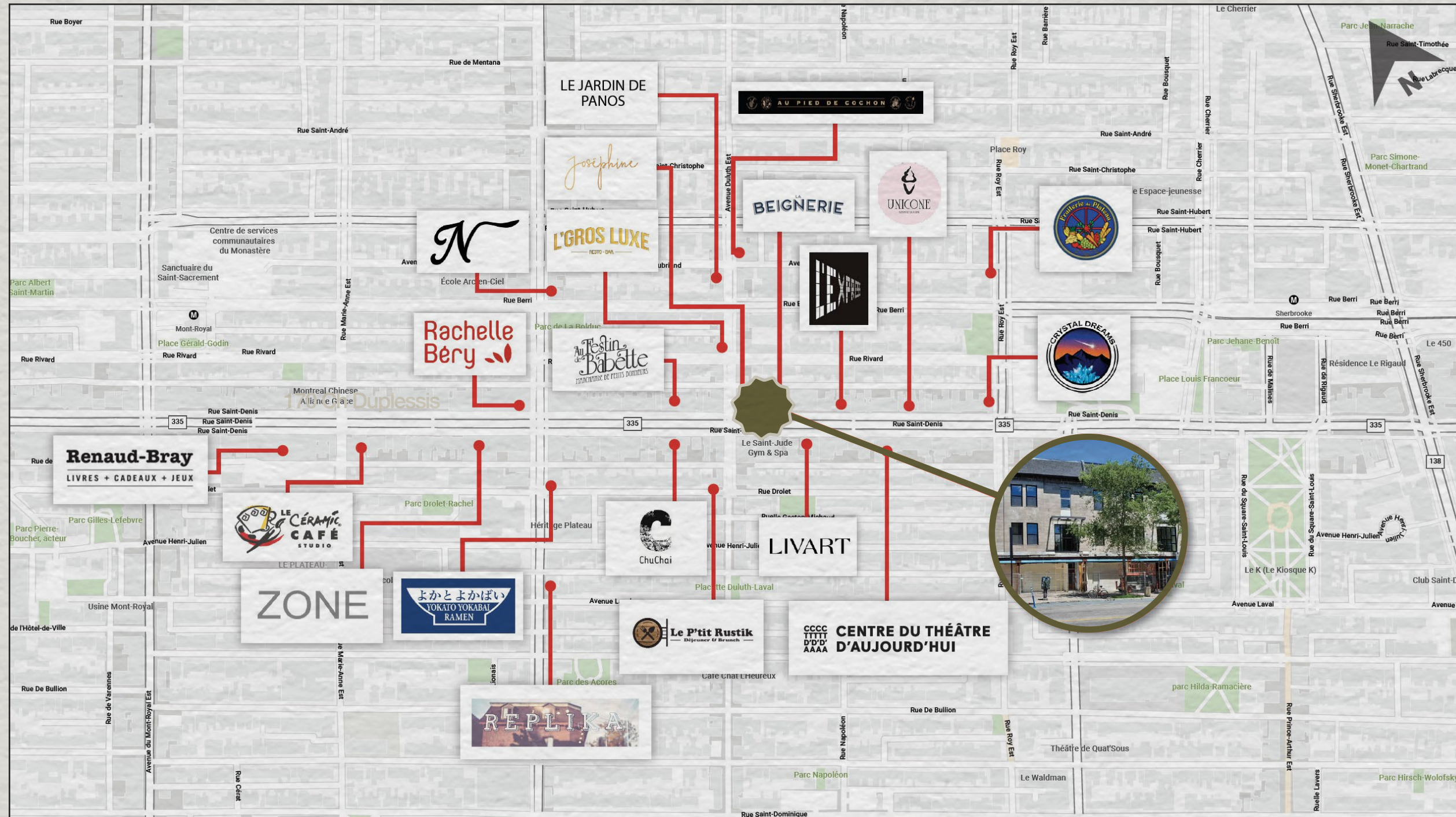
Site Plan



Site Plan - Ground Floor



Retailer Map



www.oberfeldsnowcap.com

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