

Overview

SQUARE FOOTAGE

7 682 SF (Divisible)

ADDRESS

5414 Gatineau, Montréal, QC

AVAILABILITY

Immediate

NET RENT

Ask listing brokers

ADDITIONAL RENT

\$13 PSF

HIGHLIGHT

Restaurant / Bar fully furnished (equipments & tables included)

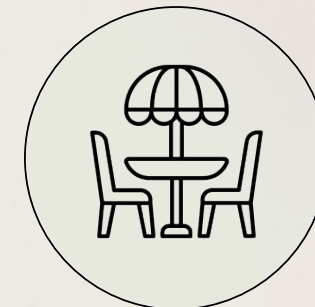
Highlights



**High traffic area and
only steps away from
Université de Montreal**



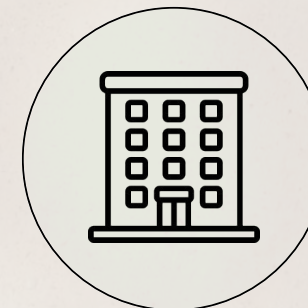
**1 of only 3 bar permits
in Cote-des-Neiges**



**2 patios and
ability to add 2 more**



**Kitchen equipment
already in place**



**2 floors
+ basement**

Area Demographics

RADIUS : 3KM

2024 Population
195,524

Total Households
85,725

2024 Daytime Population
200,544

Average Household
Income
CA\$171,621

Median Age
37.1

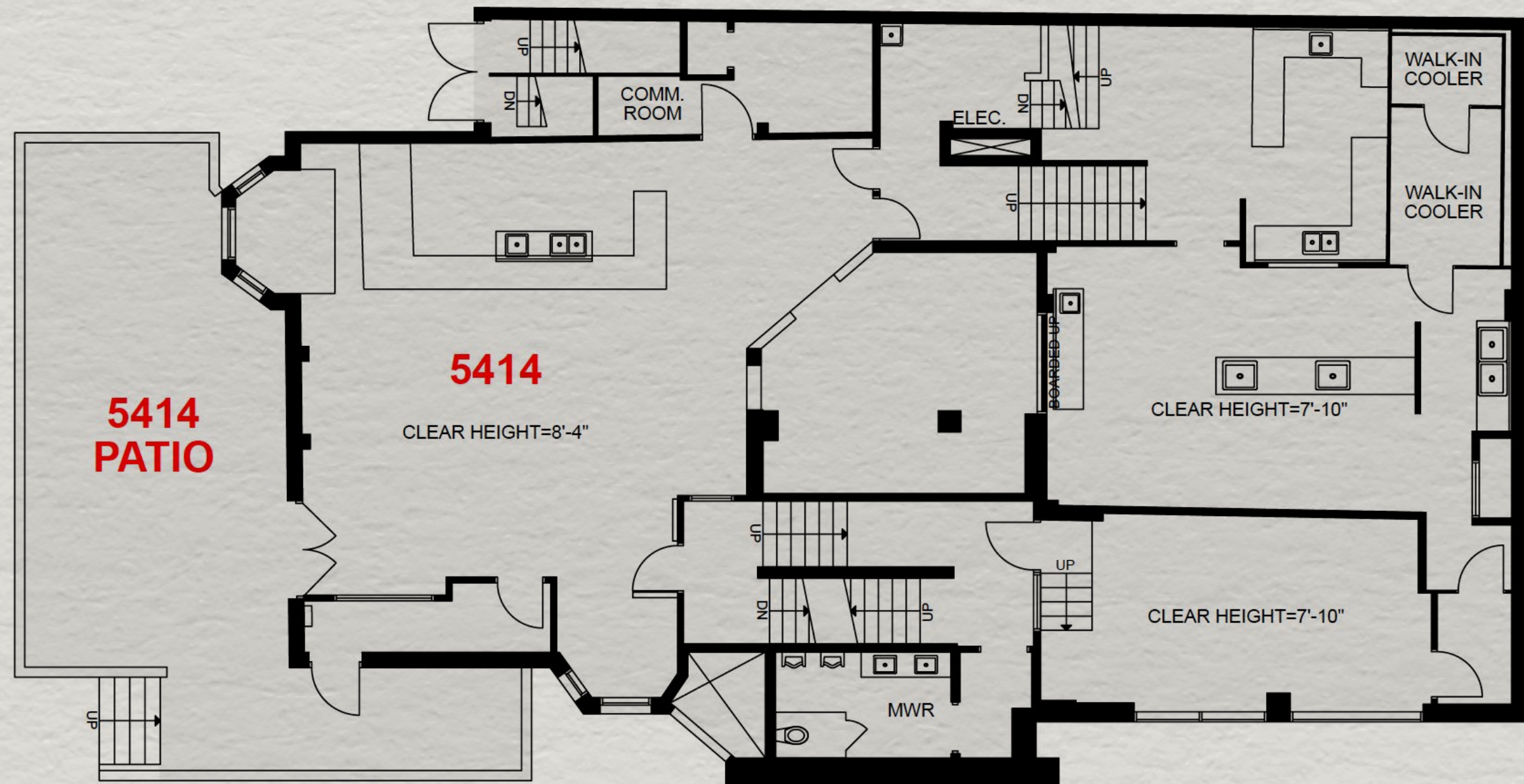
Average Household
Expenditure
CA\$160,065



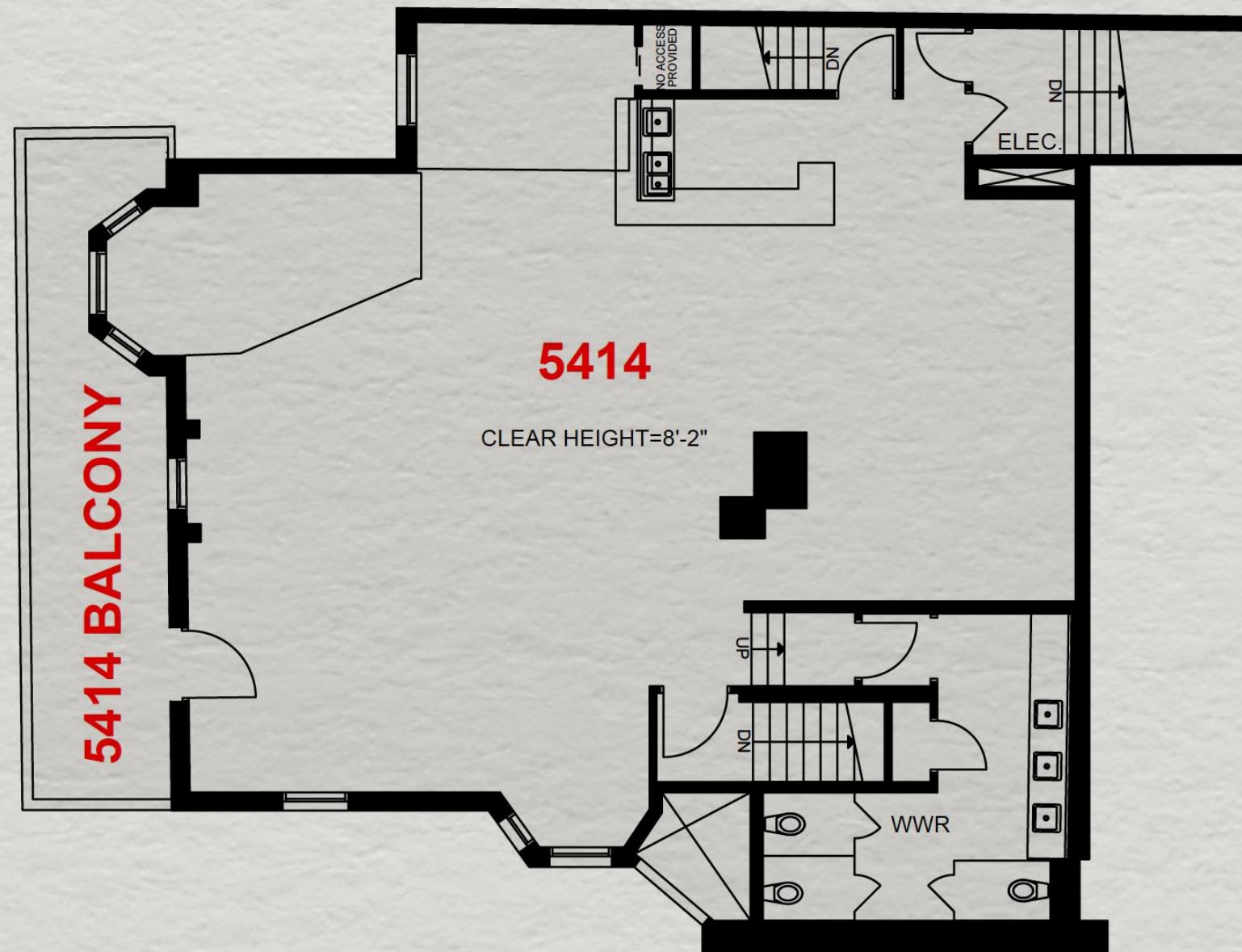
Key Facts

Demographic Data Source: Environics (2024)

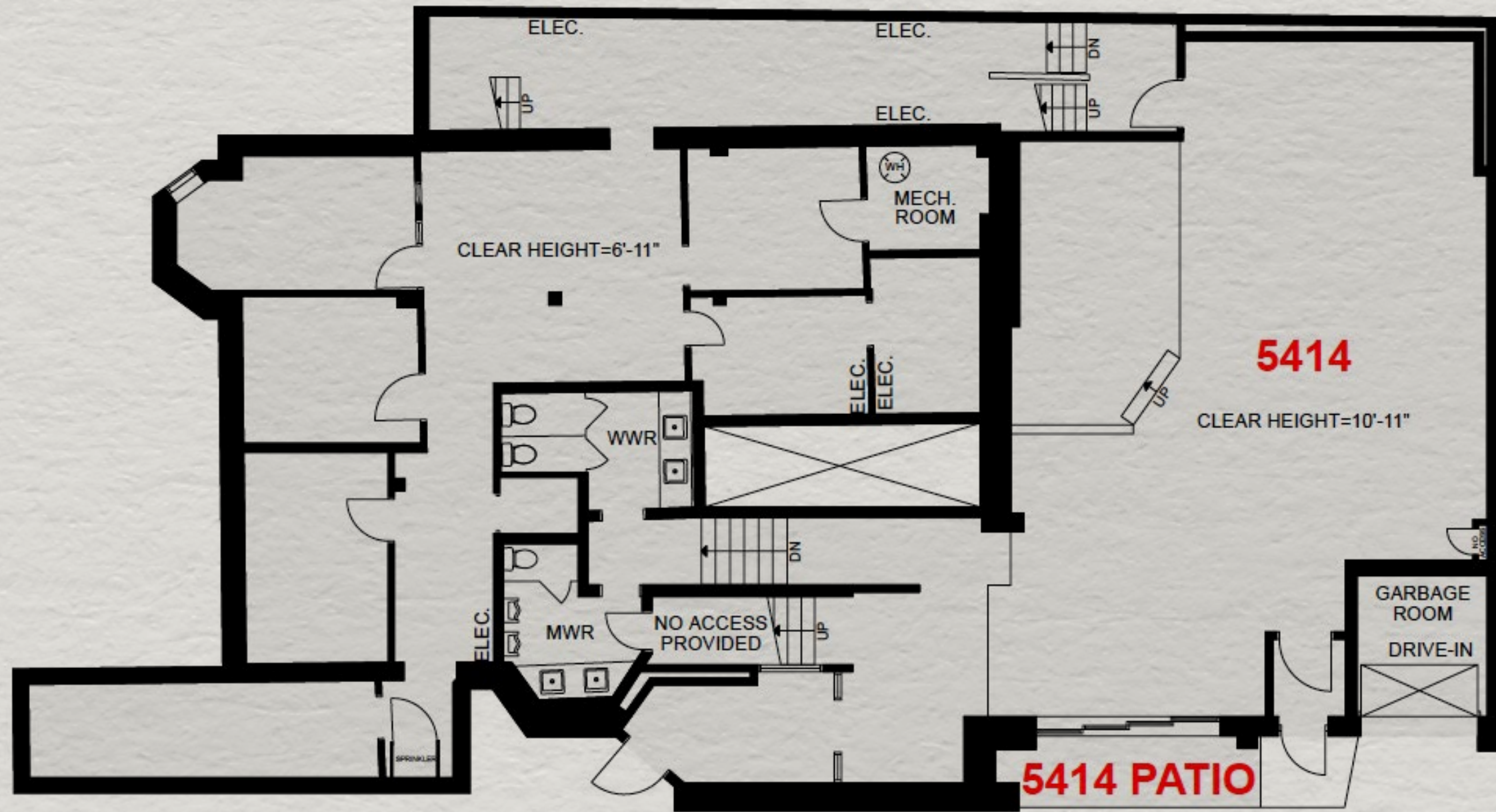
Plan | 1st Floor



Plan | 2nd Floor



Plan | Basement



Retailer Map



Photos



www.oberfeldsnowcap.com

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