

OBERFELD SNOWCAP

FOR LEASE ↘

# 2131-2133 Avenue Mont-Royal Est

Montréal, QC

**Kayla Zakuta \***

Account Executive  
Commercial Real Estate Services  
514.963.6120  
[kayla@oberfeldsnowcap.com](mailto:kayla@oberfeldsnowcap.com)

\*Commercial real estate broker



# Overview

**SQUARE FOOTAGE** 2,000 SF

**ADDRESS** 2131-2133 Avenue Mont-Royal Est, Montréal, QC

**AVAILABILITY** Immediate

**NET RENT** Ask listing brokers

**ADDITIONAL RENT** \$9.89/SF

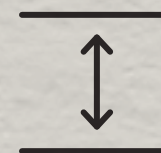
**DEDICATED  
DELIVERY AREA**



**LOCATED ON A  
HIGH-TRAFFIC STREET**



**BASEMENT HEIGHT  
5.5 FT**



**OBERFELD  
SNOWCAP**



# Area Demographics

RADIUS : 1KM

2025 Population  
**40,618**

Total Households  
**21,340**

2025 Daytime Population  
**40,894**

Average Household  
Income  
**CA\$99,577**

Median Age  
**35.4**

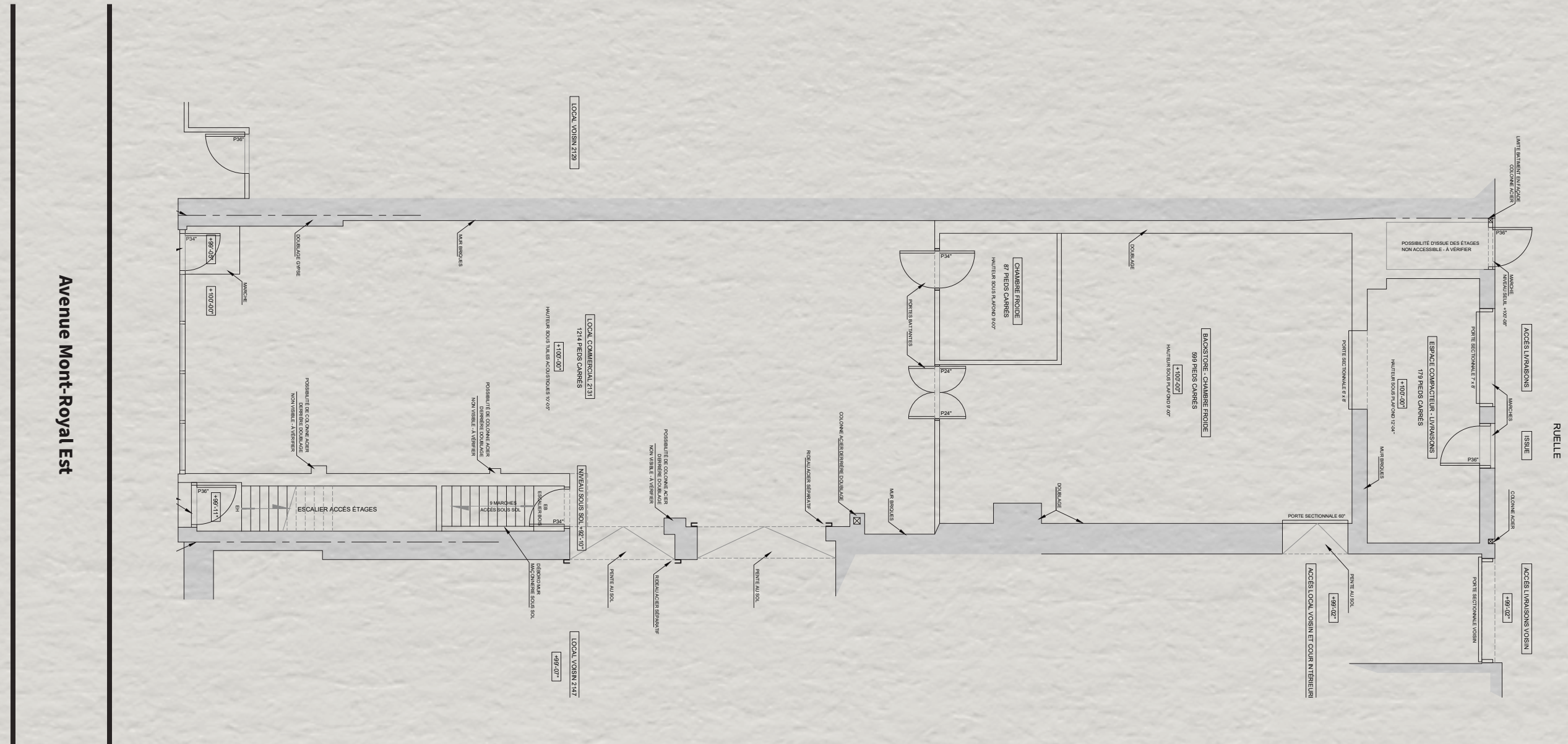
Average Household  
Expenditure  
**CA\$97,112**



## Key Facts

Demographic Data Source: Environics (2024)

# Plan





[www.oberfeldsnowcap.com](http://www.oberfeldsnowcap.com)

# OBERFELD SNOWCAP

**Kayla Zakuta \***

Account Executive  
Commercial Real Estate Services  
514.963.6120  
[kayla@oberfeldsnowcap.com](mailto:kayla@oberfeldsnowcap.com)