

## 3458 Av. du Parc Montréal (Le Plateau-Mont-Royal) (Montréal)

Reference: 17766332



**\$ 5,500 per Month**

3 300 ft<sup>2</sup>



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Informations non contractuelles

**BARNES Québec**  
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Property area : 3 300 ft<sup>2</sup>

Floors : 2

Over 3,000 sq. ft. commercial space located at the corner of Parc and Milton Streets, less than 500 m from Place des Arts. Prime location with excellent visibility and high foot traffic. Approximately 2,000 sq. ft. on the ground floor plus a ±1,300 sq. ft. mezzanine. New full-height windows and exposed brick and stone walls add exceptional character. A rare opportunity in the heart of downtown.

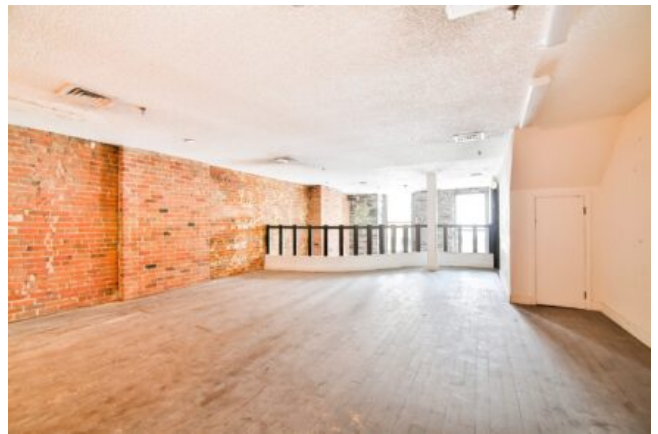
#### Exceptional Commercial Space in the Heart of Downtown Montreal

Outstanding commercial space of over 3,000 sq. ft. located on the ground floor of a beautiful triplex at the corner of Parc and Milton Streets, offering excellent visibility and strong pedestrian traffic. Situated less than 500 meters from Place des Arts, this prime location benefits from a vibrant and highly sought-after environment.

The space features approximately 2,000 sq. ft. on the ground floor, complemented by a mezzanine of approximately 1,300 sq. ft., providing great flexibility for a variety of commercial or professional uses.

The property stands out for its unique character, enhanced by new full-height windows that flood the space with natural light, as well as exposed brick and stone walls that add warmth, authenticity, and charm.

A rare opportunity in a prime location—ideal for businesses seeking visibility, space, and prestige.



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