

# FOR LEASE

288 LAURIER AVE W, MONTRÉAL, QC

PRIME RETAIL |

RESTAURANT OPPORTUNITY

±1,025 SF



**Sacha E. Berdugo**

*Commercial Real Estate Broker*

*Associate Director - Leasing*

C: 514 566 5036

Sacha.Berdugo@MarcusMillichap.com

**Marcus & Millichap**

GRUPE MARIANI - DI GENNARO

# FOR LEASE

288 LAURIER AVE W., MONTRÉAL, QC

## OPPORTUNITY

Located on one of Montreal's most sought-after commercial streets, 288 Laurier Avenue West offers a rare leasing opportunity in the heart of a vibrant mixed-use neighbourhood known for its affluent demographics, independent retailers and renowned dining scene. Laurier West is recognized for its upscale character, boutique shopping and strong local customer base.

## SPACE FEATURES

Address : 288 Laurier Ave. W., Montréal

Area : ±1,025 SF

Gross Monthly Rent : \$ 7,500

Exclusion : Electricity & Gaz

Equipment: Included

Availability: Immediate



# FOR LEASE

288 LAURIER AVE W., MONTRÉAL, QC

## HIGHLIGHTS



A boutique commercial space on one of Montréal's most prestigious retail corridors



Ideal for a restaurant, café, or boutique seeking high visibility and strong foot traffic



Area characterized by a vibrant mix of cafés, restaurants, boutiques, and lifestyle amenities



Surrounded by a dense and rapidly growing residential population, including young professionals and affluent urban clientele



Exceptional visibility with a wide frontage and large display windows



Furniture and kitchen equipment are available for purchase or lease, subject to discussion



# FOR LEASE

288 LAURIER AVE W., MONTRÉAL, QC

## PLATEAU MONT ROYAL

Plateau-Mont-Royal is widely recognized as one of Montréal's most dynamic and culturally rich neighborhoods. Known for its distinctive architecture featuring colorful façades, exterior spiral staircases, and charming tree-lined streets, the area offers a unique urban character that has become synonymous with Montréal itself.

Originally developed in the late 19th and early 20th centuries, the Plateau has evolved into a thriving hub for artists, entrepreneurs, students, and professionals. The neighborhood is home to an exceptional concentration of cafés, independent boutiques, acclaimed restaurants, and creative businesses, contributing to its vibrant street life and strong sense of community.

Bordered by the iconic Mount Royal, residents and visitors enjoy easy access to green spaces, cycling paths, and panoramic city views. The area is also known for its strong rental demand, walkability, and excellent connectivity to downtown Montréal and surrounding districts.

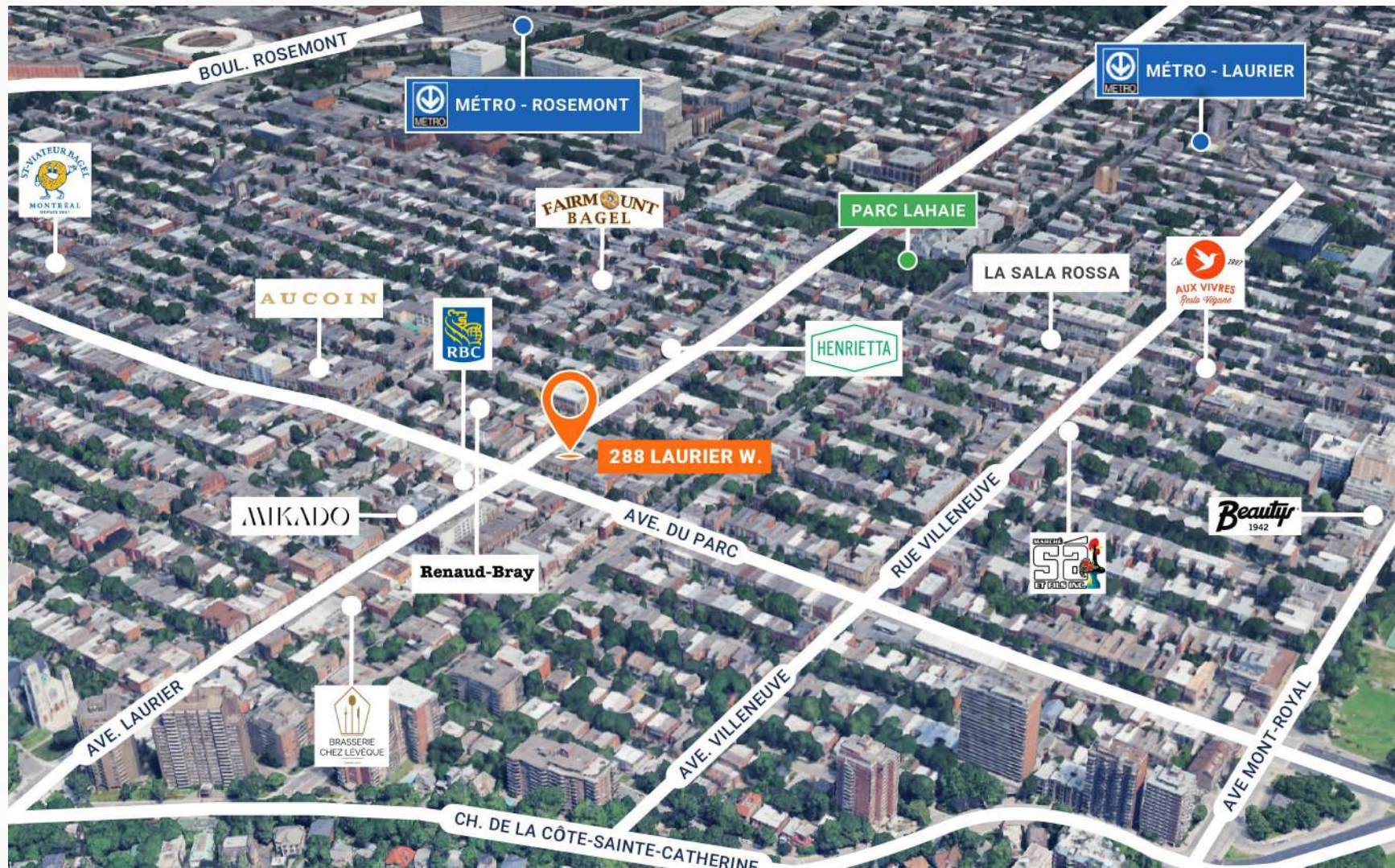
Combining historic charm with a modern, energetic atmosphere, the Plateau-Mont-Royal remains one of Montréal's most desirable neighborhoods, attracting both residents and investors seeking a premier location in the heart of the city.



# FOR LEASE

288 LAURIER AVE W., MONTRÉAL, QC

## LOCATION OVERVIEW





**FOR MORE INFORMATION, PLEASE CONTACT :**

**Sacha E. Berdugo**

*Commercial Real Estate Broker*

*Associate Director-Leasing*

C: (514) 566 5036

E: [Sacha.Berdugo@marcusmillichap.com](mailto:Sacha.Berdugo@marcusmillichap.com)

**Marcus & Millichap**

GROUPE MARIANI - DI GENNARO

**Confidentiality and non-disclosure agreement**

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. Used under license by Marcus & Millichap Real Estate Investment Services Canada Inc. © 2026 Marcus & Millichap. All rights reserved