

900 - 3,500 SF AVAILABLE

# Wilderton Centre



2615 - 2865 Van Horne Avenue, Montréal, QC H3S 1P7



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## About the Location

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This state-of-the-art mixed-use centre occupies more than 130,000 square feet of commercial GLA and is anchored by an expanded Metro and Pharmaprix. Wilderton Centre is optimally situated in one of Canada's most densely populated, ethnically diverse, family-oriented, and established neighbourhoods.

Surrounded by residential development and an array of schools and hospitals nearby, Wilderton Centre is also within walking distance of two Metro Stations and Light Rail. With an on-site bus stop and convenient location, this centre is easily accessible for the everyday shopper.

Visitors can enjoy completely redesigned spaces that are more functional, brighter, and welcoming, offering an environment that makes weekly shopping a pleasure.

The centre features a variety of tenants, including RBC Banque Royale, Domino's Pizza, Sushi QnQ, Subway, and Reel Fruit Bubble Tea.

Additionally, the Metro, Pharmaprix, SAQ, and Dollarama, makes this a convenient one-stop shopping destination for the neighbourhood and the perfect place for any business to succeed.







## Featured Tenants

**metro**

**PHARMAPRIX**

*Tim Hortons*

**DOLLARAMA**

**SAQ**



**ANYTIME  
FITNESS**

**DOMINO'S**





## Demographics & Key Features



Population (5km)  
637,660



Walk Score  
91



Household Income (5km)  
\$101,821



Bike Score  
70



Households (5km)  
298,670

Transit Score  
67

### Nearest Bus lines

161 370



Nearest Rail line

5

*SW*Within -2km

- Walking distance to University of Montreal
- Next to Cornelius, une résidence du Groupe Maurice
- On-site parking and bus stop
- Walking distance to multiple green spaces and parks
- Over 5 schools within 3km

### Top 3 Occupations - 3km radius

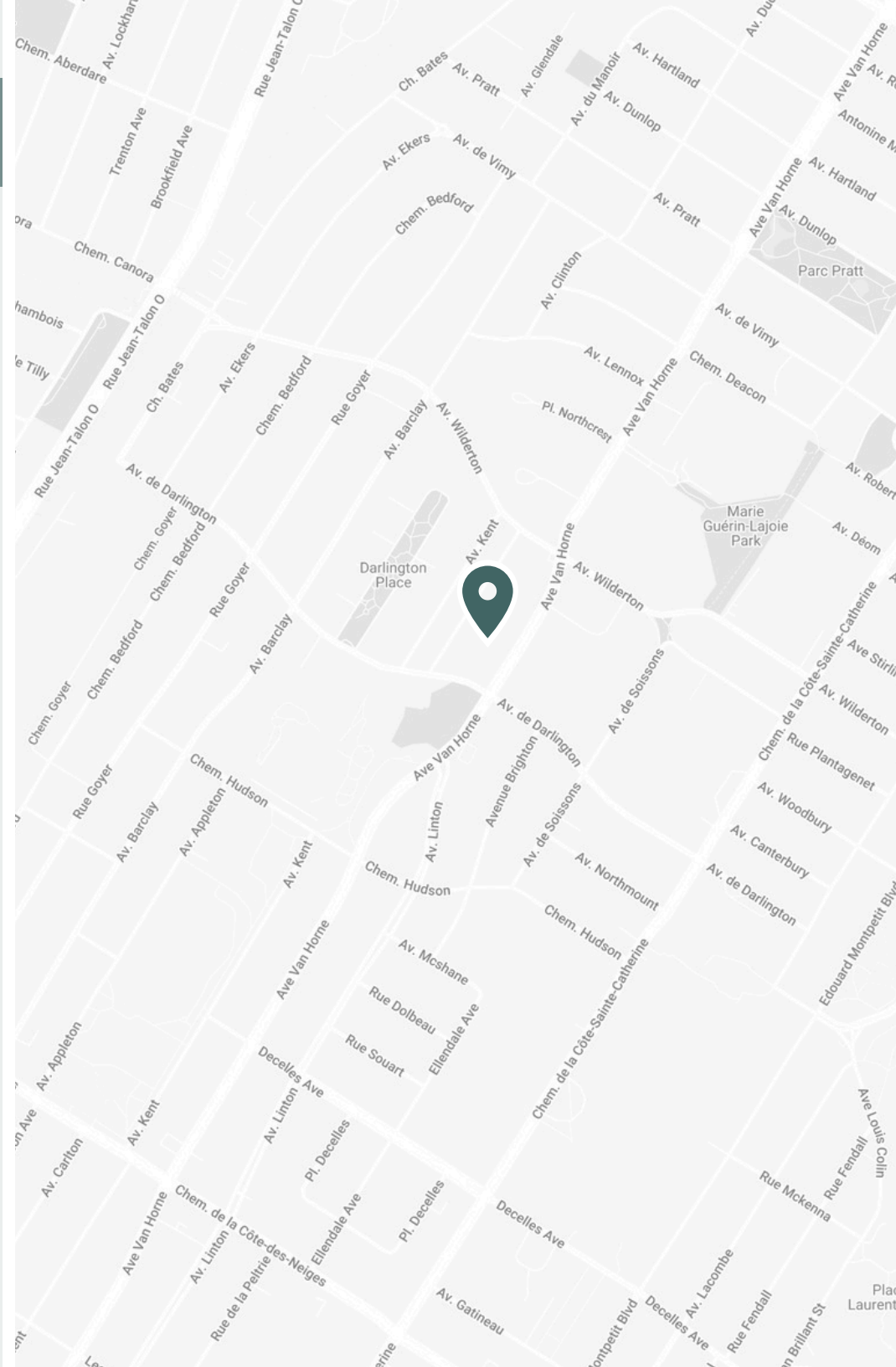
- 1.Sales and Service
- 2.Business, finance and administration
- 3.Social science, education and government services



**35**  
Median Age - 3km

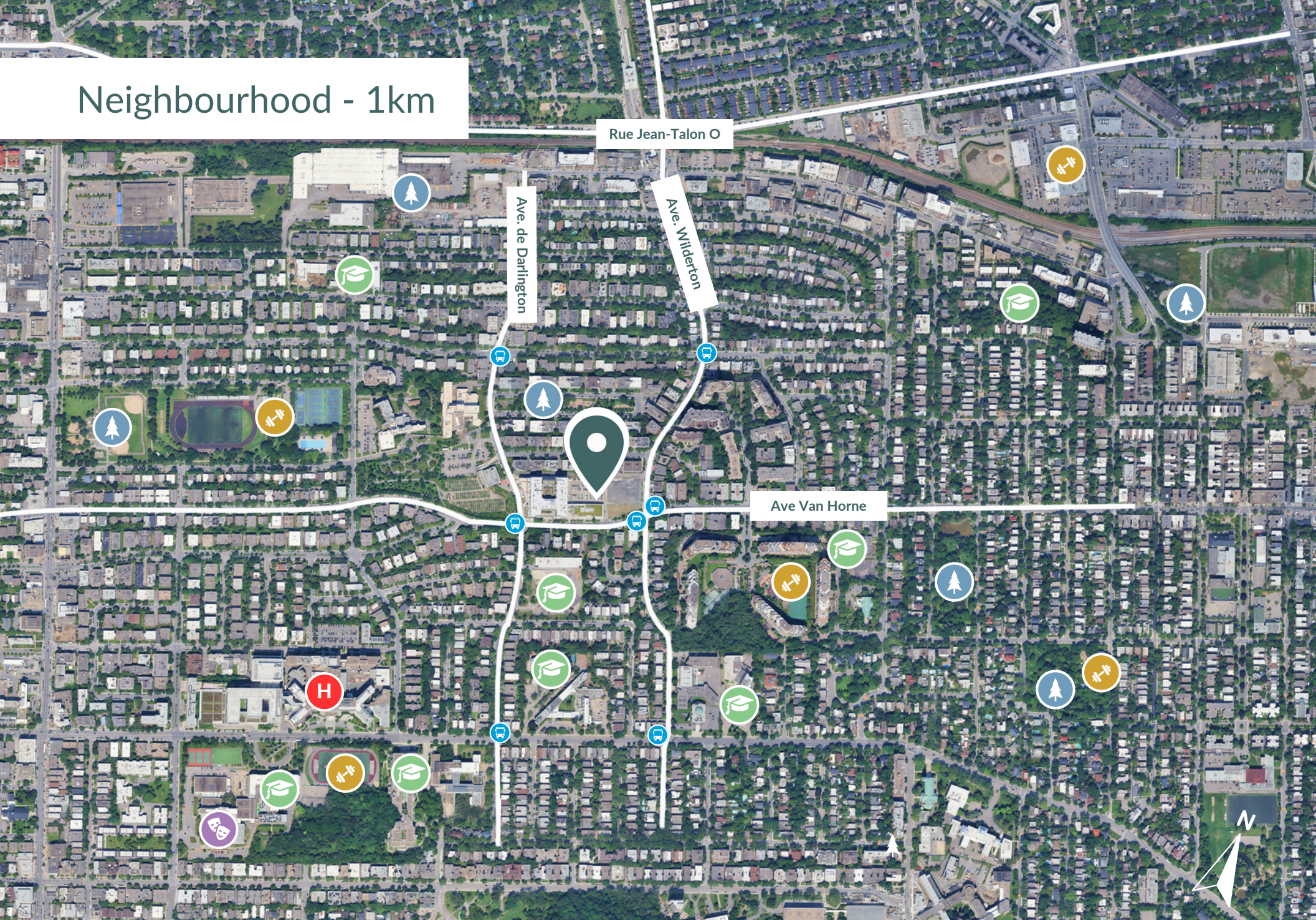


**52%**  
Family Households - 3km





# Neighbourhood - 1km



Fitness and Wellness



Parks



Schools



Theatre and Entertainment



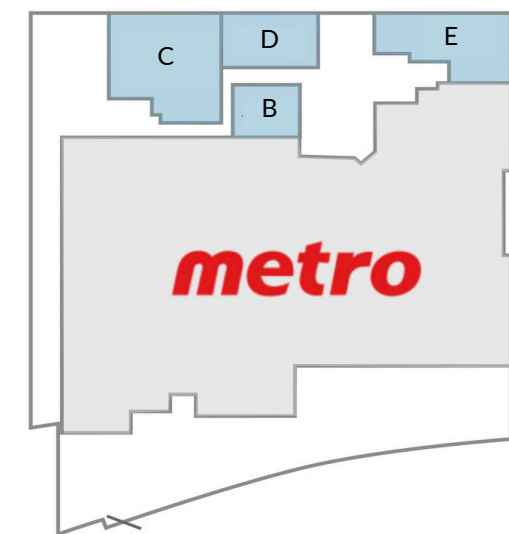
Hospital



closest Bus Stop



	Size	Unit Number
<b>A</b>	493 SF	A01203A
<b>B</b>	1,235 SF	B02004A
<b>C</b>	3,549 SF	B02006A
<b>D</b>	2,023 SF	B02003A
<b>E</b>	2,506 SF	B02002A

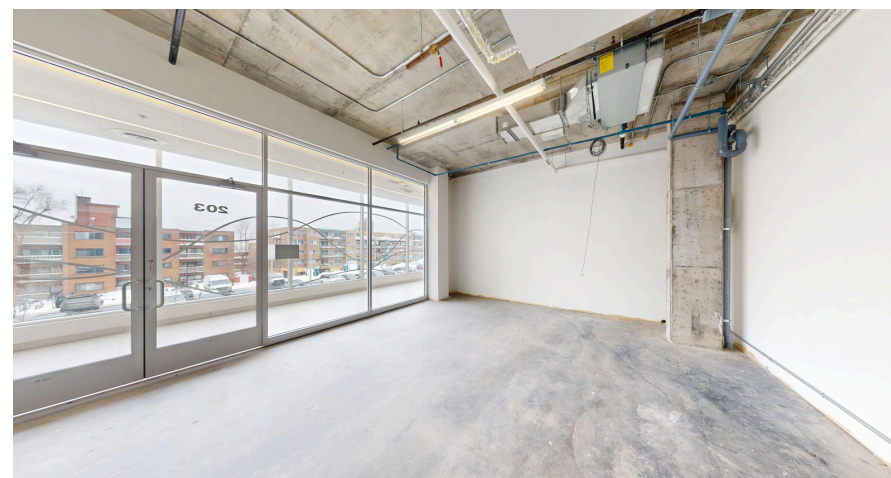
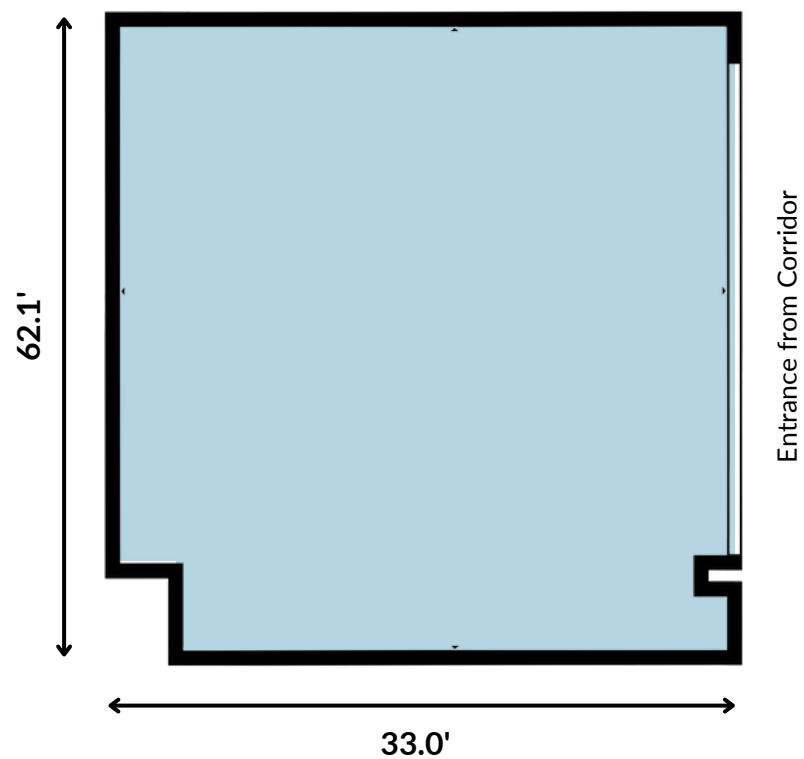




<b>Size</b>	493 SF
<b>Unit Number</b>	A01203A
<b>Floor</b>	2nd
<b>Available</b>	Immediately
<b>Ideal Use</b>	Offices, private medical clinics, Physiotherapist, podiatrists, dentists, psychologists, massage therapists, acupuncture, other

### Notes

- Lots of natural light from exterior windows of corridor
- Blank canvas for build out
- Entrance from second floor corridor



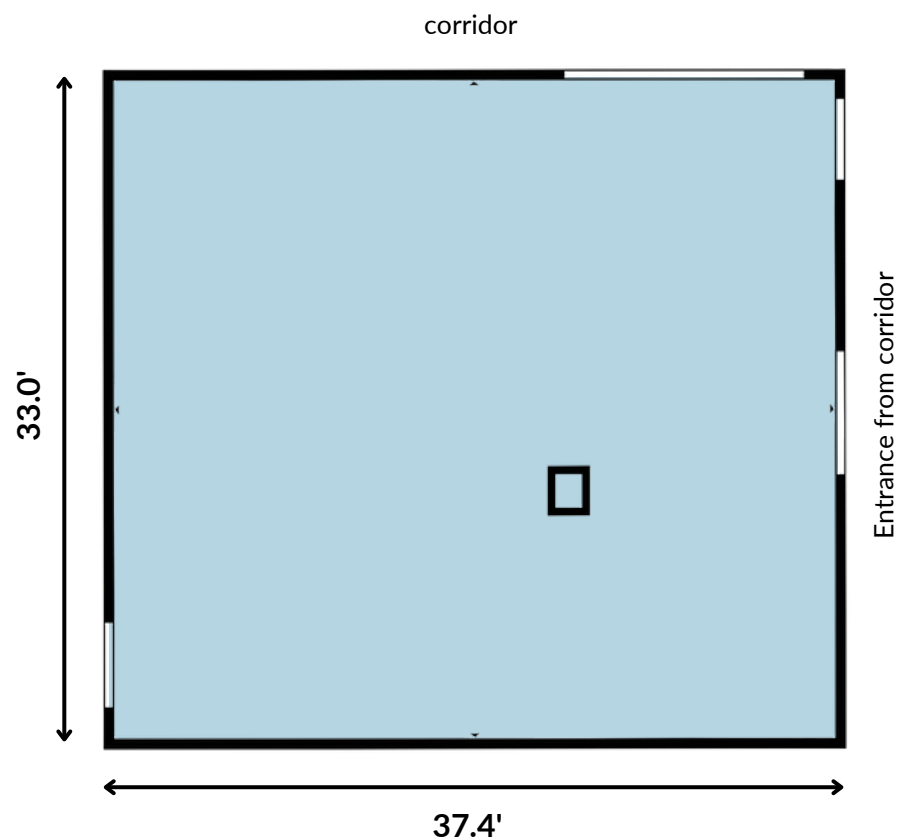
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<b>Size</b>	1,235 SF
<b>Unit Number</b>	B02004A
<b>Floor</b>	2nd
<b>Available</b>	Immediately
<b>Ideal Use</b>	Offices, private medical clinics, Physiotherapist, podiatrists, dentists, psychologists, massage therapists, acupuncture, other

### Notes

- Located next to Metro entrance
- Blank canvas for build out
- Entrance from second floor corridor



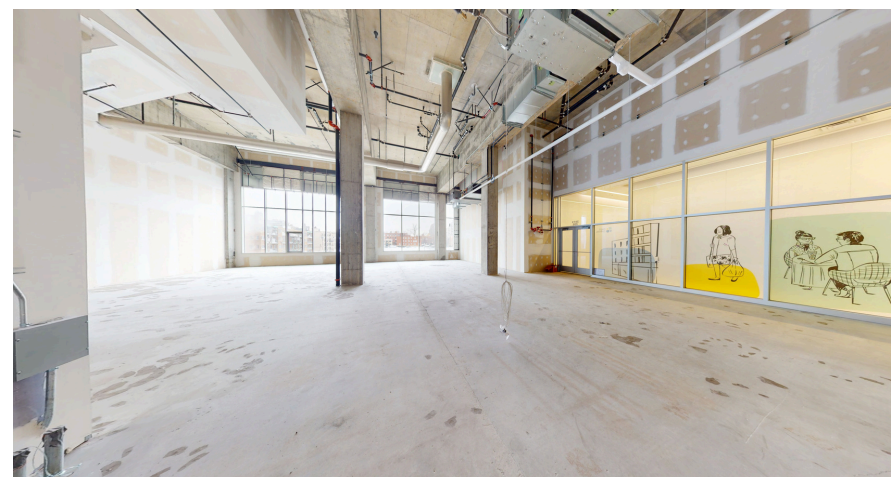
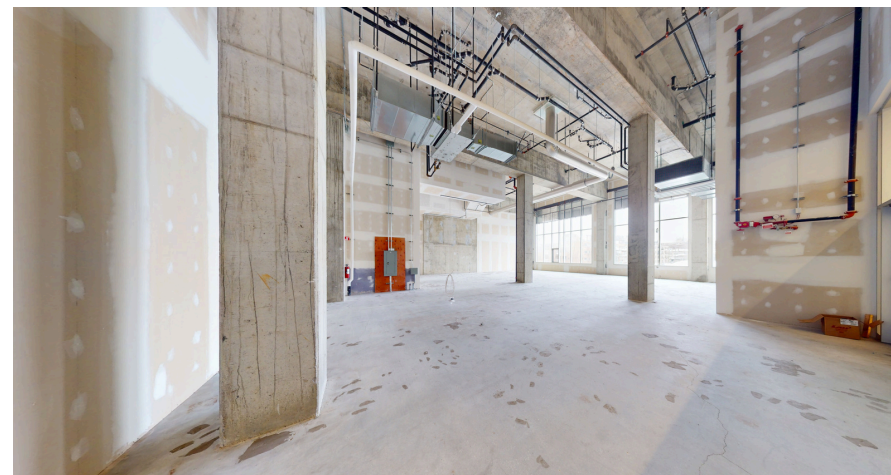
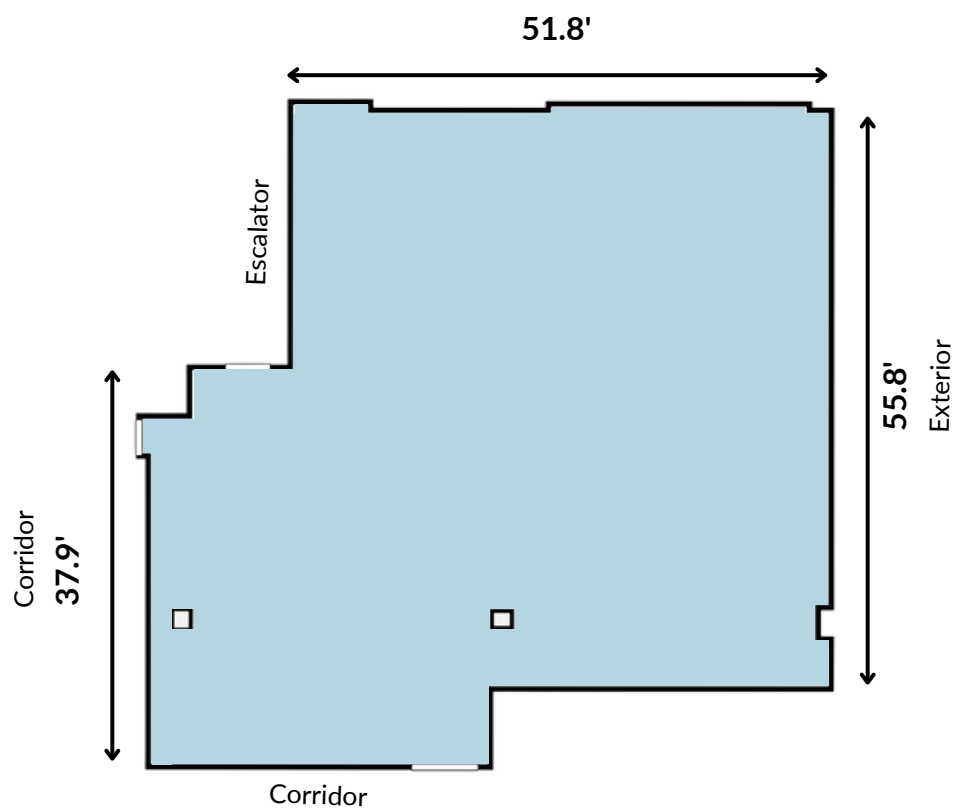
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<b>Size</b>	3,549 SF
<b>Unit Number</b>	B02006A
<b>Floor</b>	2nd
<b>Available</b>	Immediately
<b>Ideal Use</b>	Offices, private medical clinics, Physiotherapist, podiatrists, dentists, psychologists, massage therapists, acupuncture, other

### Notes

- Over 50' of exterior facing windows
- Over 30' of interior facing windows
- Blank canvas for build out
- Entrance from second floor corridor



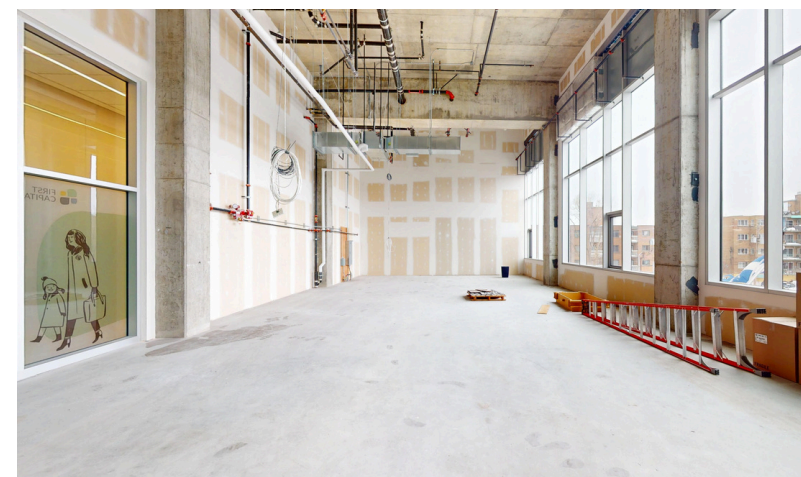
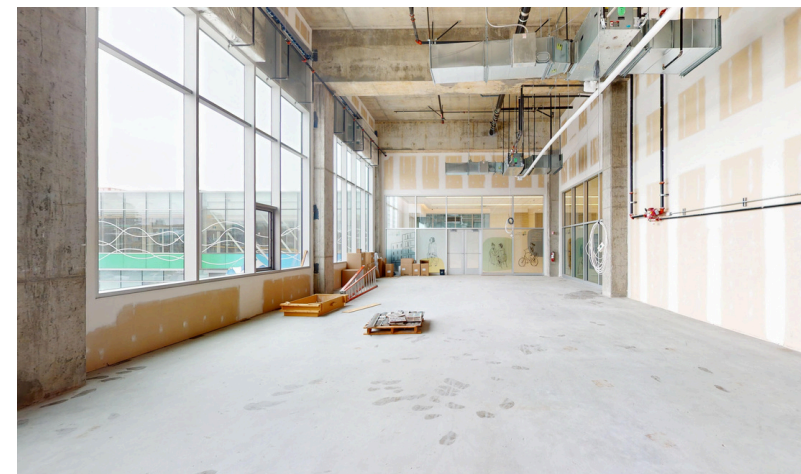
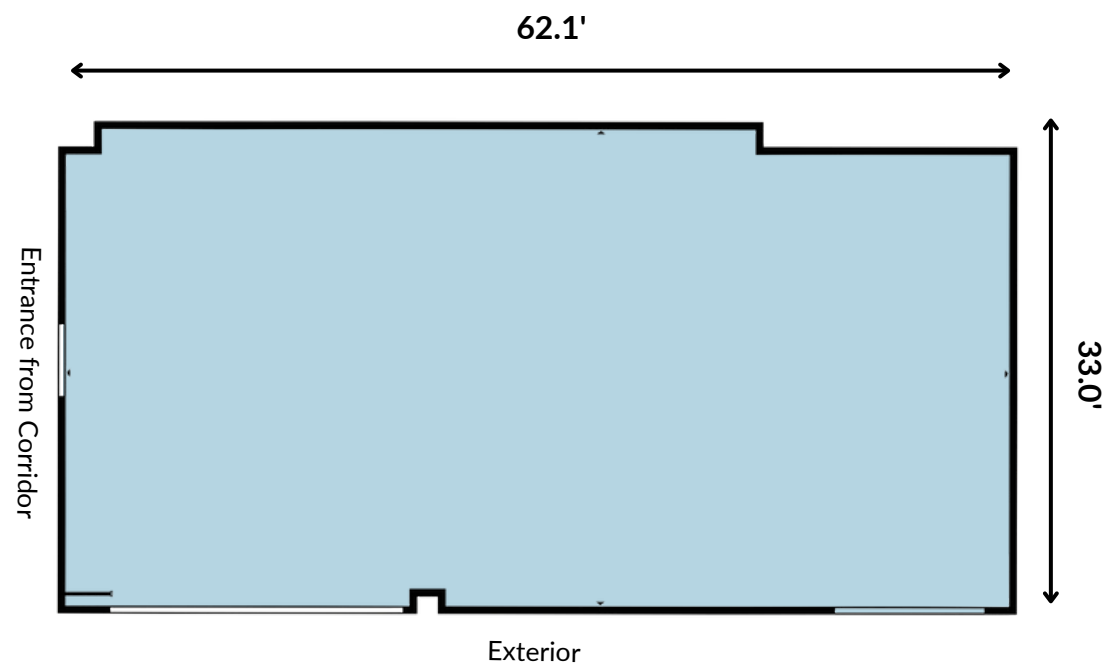
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<b>Size</b>	2,023 SF
<b>Unit Number</b>	B02003A
<b>Floor</b>	2nd
<b>Available</b>	Immediately
<b>Ideal Use</b>	Offices, private medical clinics, Physiotherapist, podiatrists, dentists, psychologists, massage therapists, acupuncture, other

### Notes

- Over 50' of windows providing plenty of natural light
- Blank canvas for build out
- Entrance from second floor corridor
- Adjacent to Metro entrance



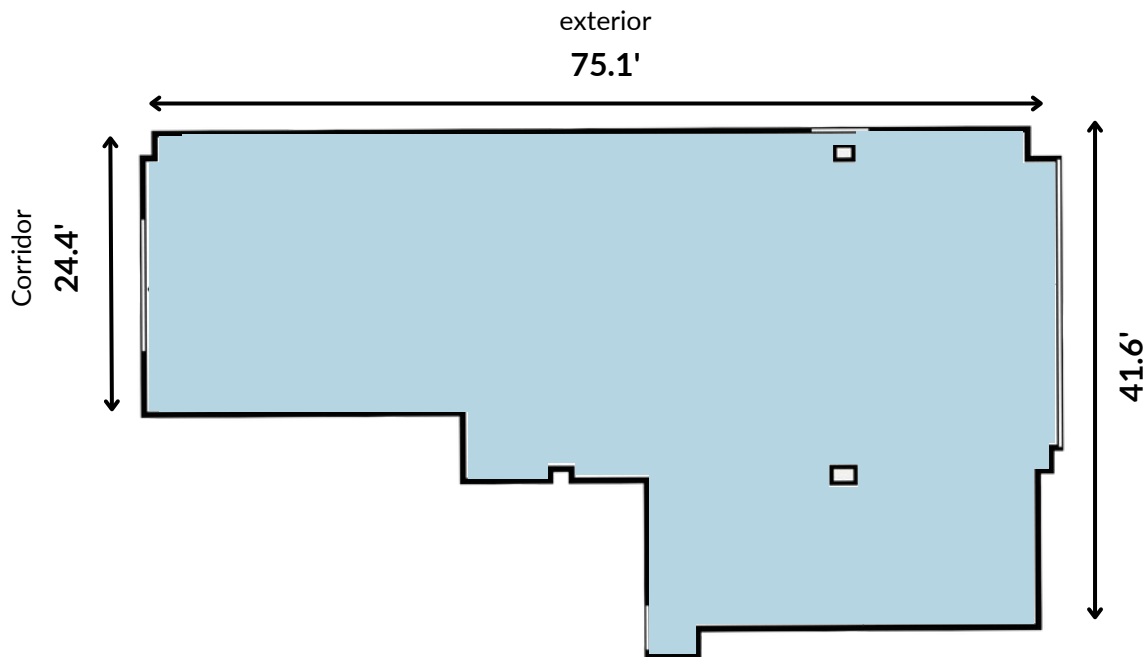
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<b>Size</b>	2,506 SF
<b>Unit Number</b>	B02002A
<b>Floor</b>	2nd
<b>Available</b>	Immediately
<b>Ideal Use</b>	Offices, private medical clinics, Physiotherapist, podiatrists, dentists, psychologists, massage therapists, acupuncture, other

#### Notes

- Over 100' of exterior facing windows providing plenty of natural light
- Corner unit
- Blank canvas for build out
- Entrance from second floor corridor



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