



**CUSHMAN &
WAKEFIELD**
Atlantic



FOR LEASE

**500 MAIN STREET
MONTAGUE, PEI**

4,000 SF

**PRIME STRIP MALL
LEASING OPPORTUNITY**

204 Strathgartney Road
Bonshaw, PE COA 1C0
+1 902 626 9666
cwatlantic.com

FOR LEASE
500 Main Street
Montague, Prince Edward Island



Prominent Commercial Area



4,000 sf Commercial Space | Lease Rate: \$12.00 psf Net

PROPERTY OVERVIEW

PROPERTY TYPE

Open retail commercial space with interior and exterior access

FEATURES

Move in ready space situated within the commercial district of Montague. Formally used as a training centre, this space would benefit a diverse variety of service based users. Tenant amenities include: excellent natural light, and flexible space options. Retailers or service providers will enjoy excellent exposure onto Main Street, along with exterior signage options.

AVAILABLE SPACE

Unit Size: 4,000 sf



Excellent natural light



High traffic counts and exposure



Prime retail location in busy strip mall



Interior and direct walk-up exterior entrance



Building signage with excellent roadside visibility



Paved free surface parking

Contact

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Location Information

Located on Main Street in Montague, within the community's largest commercial area. This property offers quick and easy access to Main Street, Queens Road, Wood Islands Road, and PE Route 17. Diverse tenant mix including: A Touch of Gold, The Source, and KFC, the mall is almost 100% occupied. Close proximity to several restaurants, grocery stores, cafes, financial institutions, gas stations, schools, and growing residential neighbourhoods. The area has just recently received public transit support, through the newly introduced Charlottetown to Montague route. Montague is a community within the town of Three Rivers. Prince Edward Island, with an estimated population of 2,200. It is 46kms away from Charlottetown, with quick access to arterial routes that lead to the Trans-Canada highway. The community traditionally serves as a service centre for the Eastern portion of PEI



POPULATION
+/- 2,200



**EASY ACCESS TO
TRANS CANADA**



**STREET FRONTAGE
MAIN STREET**

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