
Marché de l'Ouest

11590-11800 de Salaberry Boulevard, Dollard-des-Ormeaux, QC



A community-driven market in the heart of
the West Island featuring local businesses

UNITS FROM 210 - 4,176 sq. ft. | RETAIL SPACES FOR LEASE



Highlights



AN ESTABLISHED COMMUNITY

Join a vibrant destination where restaurants, specialty food retailers, everyday services come together.



EVENT VISIBILITY

Gain valuable exposure through our seasonal events.



DEDICATED MANAGEMENT TEAM

Benefit from the support of a dedicated property management team, including on-site maintenance technicians.



BOMA BEST CERTIFIED

This property meets internationally recognized standards for sustainability, efficiency, and performance.



Available retail units (except #9/10: 01/2027)

9/10	1,516 sq. ft.	80	4,176 sq. ft.
12	1,825 sq. ft.	80-1	360 sq. ft.
23	493 sq. ft.	80-2	210 sq. ft.
31	356 sq. ft.	80-6	452 sq. ft.
32	379 sq. ft.		

Parking

850 exterior parking stalls

Building square footage

128,184 sq. ft.

Year built

1982 & 2004 (renovated in 2016)

Merchant overview

Restaurants, supermarket, specialty grocers, café, cheese shop, butcher, florist, fish market, bakeries and pharmacy.



*An established indoor and outdoor market in Dollard-des-Ormeaux, benefiting from a **strategic location** and a **loyal local customer base**.*



Marketing Initiatives

Merchants benefit from the support of a *dedicated marketing agency*, including increased visibility on the *Marché's website*, *in newsletters*, and *across seasonal events*.



• Merchants

Events

Contact



Fleuriste Hollandia

Retail



Mandy's

Restaurants

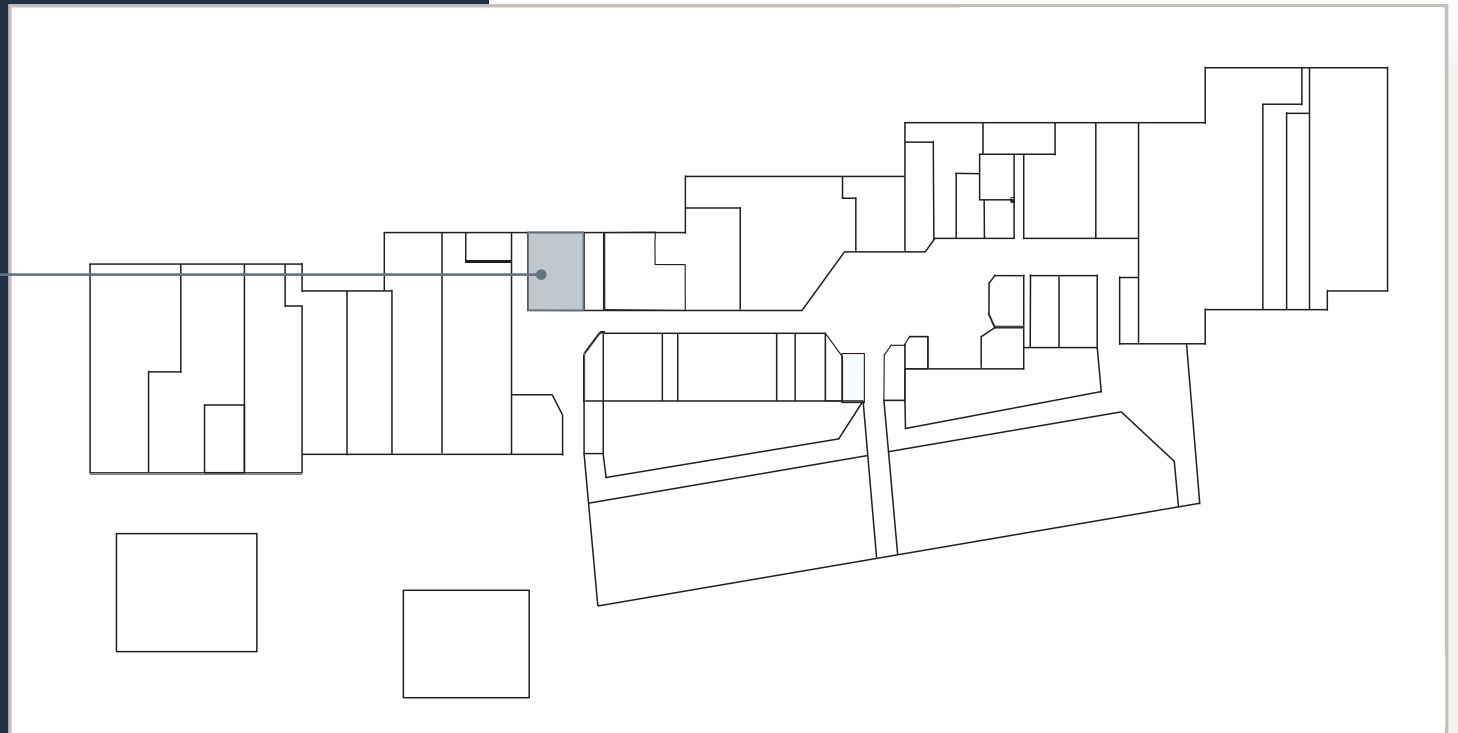
Site Overview



UNIT 9/10: 1,516 sq. ft.

Prime location for a *food business or retail shop*, with a storefront facing one of the Market's entrances.

#9/10

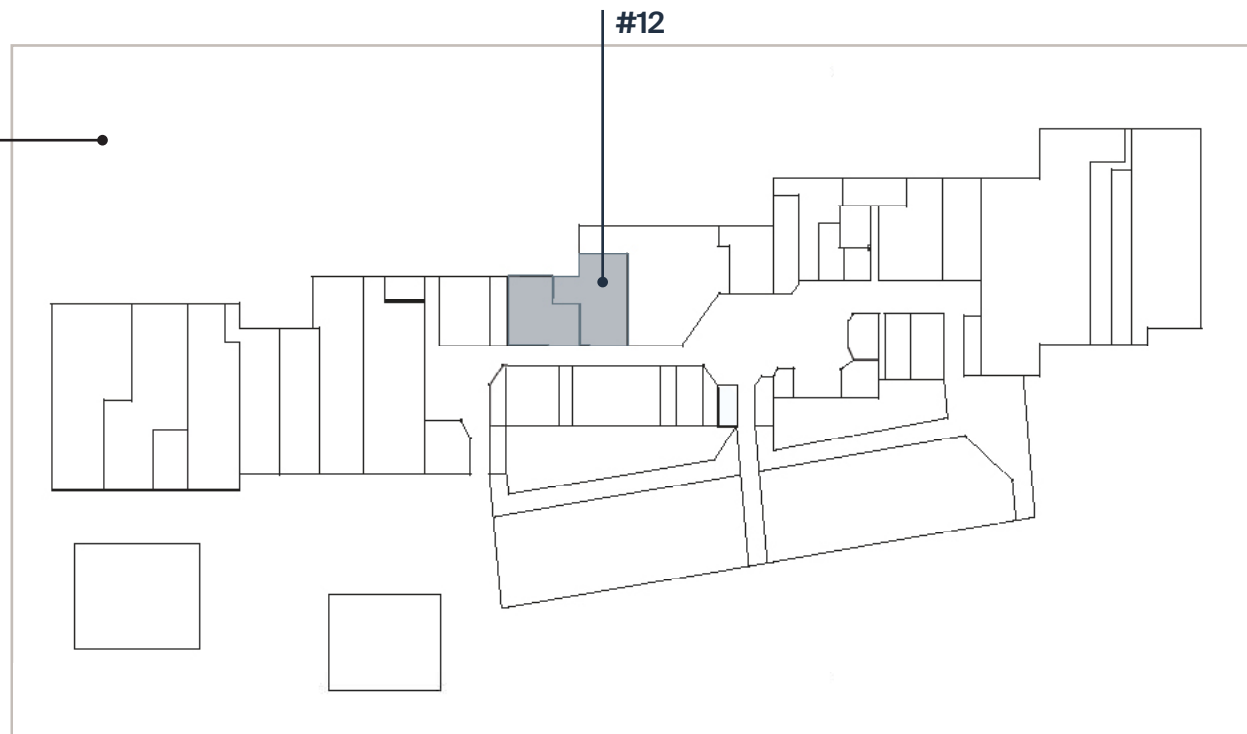


UNIT 12: 1,825 sq. ft.

*Ideal for food or retail businesses, this unit offers a front customer area and **two flexible backrooms** suited for storage.*



Floorplan



Direct access to the backroom



Backroom with adjoining storage space



Easily accessible ventilation system

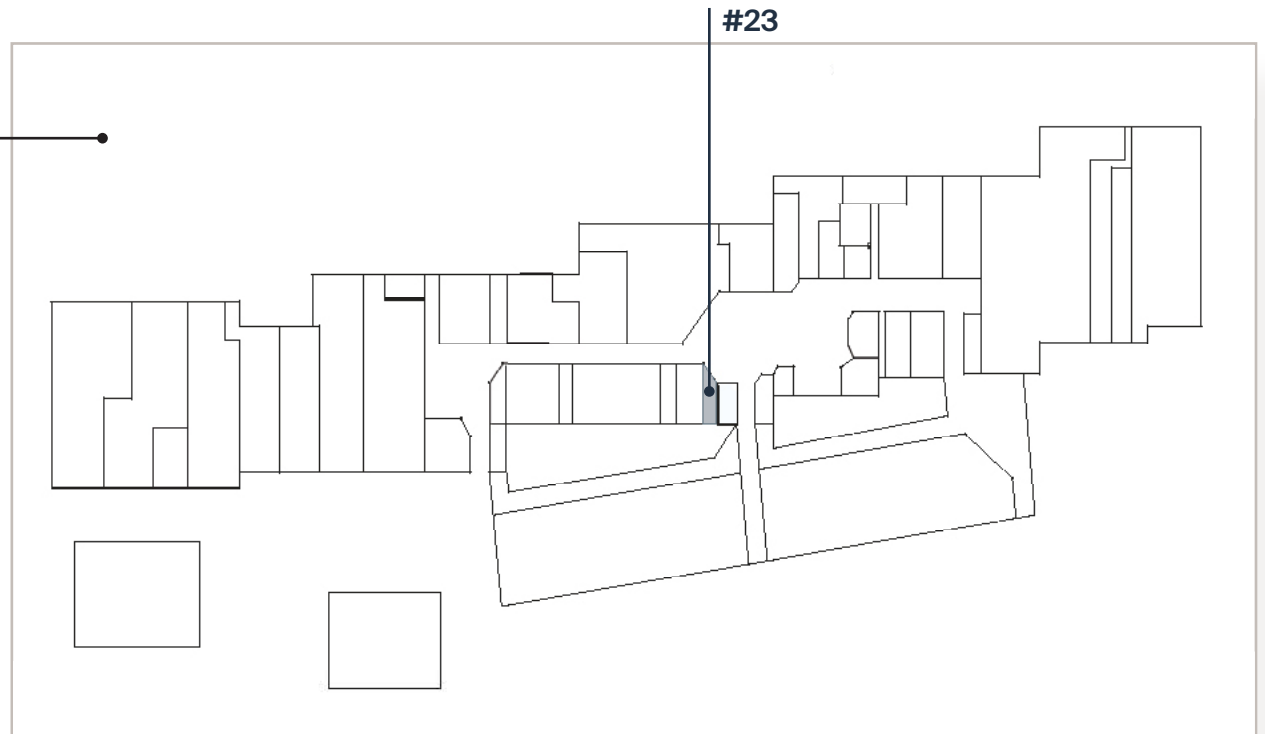


UNIT 23: 493 sq. ft.

A functional space for food retailers, with a customer area, service counter, and a flexible backroom.



Floorplan



**Water access
in the backroom**



**Customer
area**

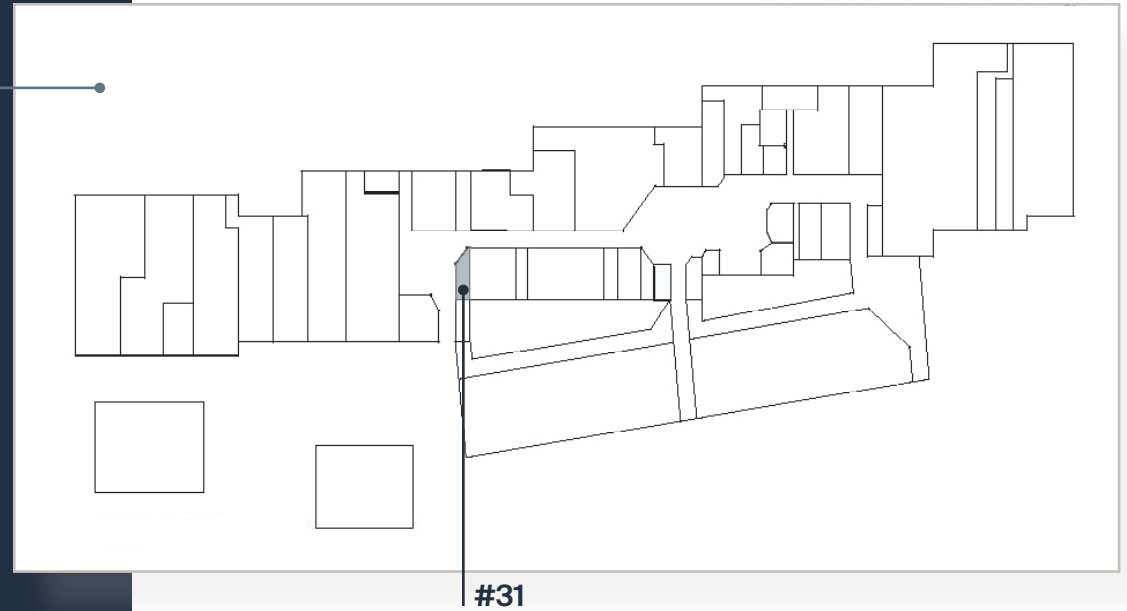


**Backroom for food
preparation and storage**



UNIT 31: 356 sq. ft.

A built-in counter unit, *well-positioned* near an entrance for *quick-service food operations*.



Option for dedicated counter seating in addition to the nearby food court



UNIT 32: 379 sq. ft.

A flexible retail space with direct access to one of the Marché's entrances, ensuring greater visibility from the customer flow.

#32



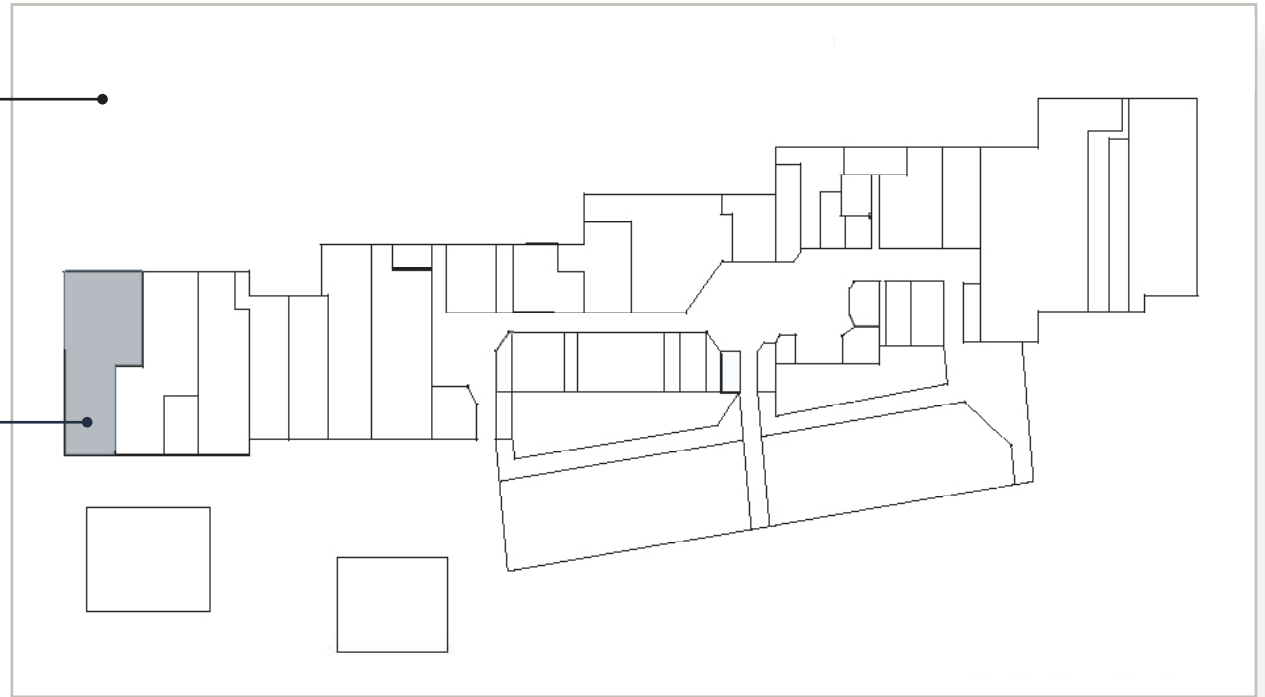
UNIT 80: 4,176 sq. ft.

Restaurant space with *indoor and outdoor dining areas*, two service counters, and a lower-level back space with *offices, lockers and storage*.



Floorplan

#80



**Bright indoor dining area
with two service counters**



**Kitchen
area**



**Lower-level
office spaces**



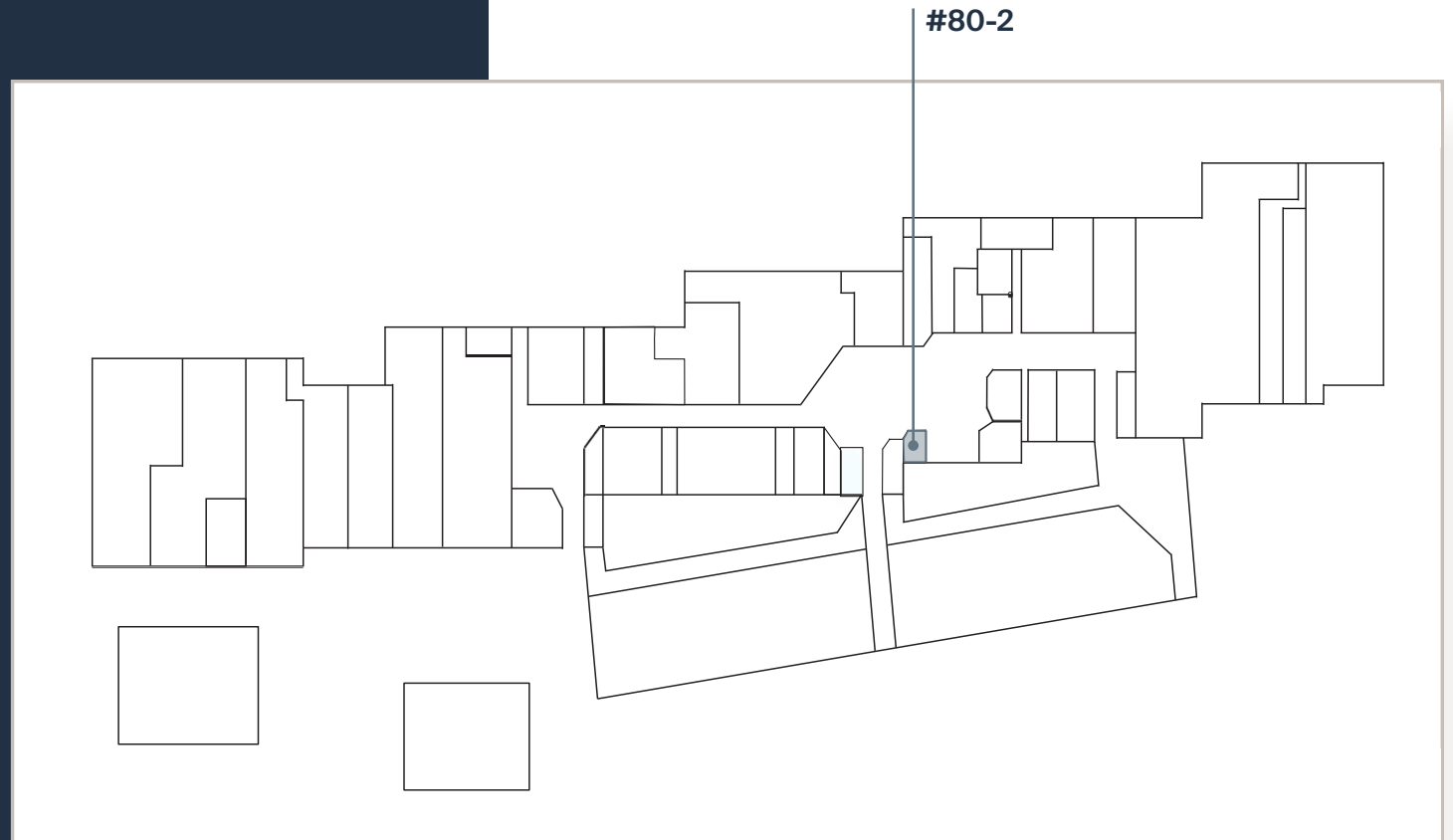
UNIT 80-1: 360 sq. ft.

Located in a *high-traffic area* of the Marché, this unit offers a flexible retail layout that can *remain open or be enclosed as needed*.



UNIT 80-2: 210 sq. ft.

Ideal commercial space
for a restaurant, strategically
located directly across from
the Market's *dining area*.

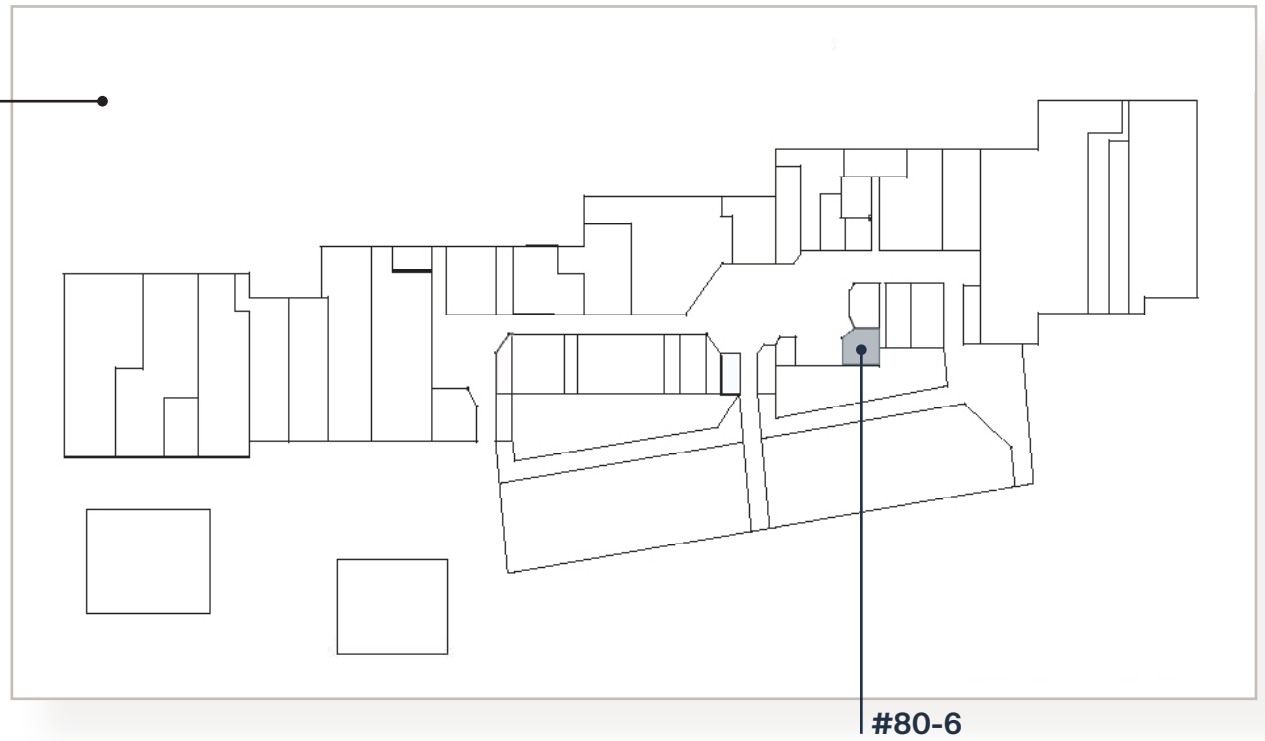


UNIT 80-6: 452 sq. ft.

Retail space with a *service counter*, ideal for food businesses, featuring a *dedicated kitchen area*.



Floorplan



**Dedicated loading
and delivery door**



**Storage and
cold room**



**Kitchen
area**



About Dollard-des-Ormeaux



The city of Dollard-des-Ormeaux is an affluent, family-oriented suburban population in the West Island of Montreal.



#1

most populous municipality in the West Island of Montreal

Source: Statistique Canada



50%

of the city devoted to residential use in 2020*, providing a loyal community of shoppers

*Source: Portraits territoriaux édition 2021 de l'Observatoire du Grand Montréal



77%

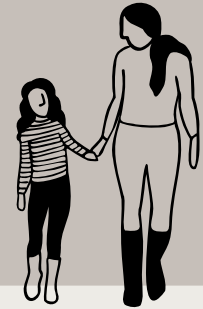
of the population are homeowners*, translating to a stable customer base

*Source: Profil sociodémographique 2016 Ville de Dollard-des-Ormeaux

TRANSPORTATION

- 79% of the population uses the car to get to work
- 18% use public transportation
- The city of Dollard-des-Ormeaux is surrounded by 4 future stations of the **Réseau express métropolitain (REM)**: Fairview-Pointe-Claire, Des Sources, Pierrefonds-Roxboro and Sunnybrooke.

Sources: Statistique Canada and 2025 Urban Planning Program of the city of Dollard-des-Ormeaux



THE DOLLARDIANS

Population of Dollard-des-Ormeaux

Average age

43.3 yrs

Source: Statistique Canada

Population in 2024

50,171

Source: Institut de la statistique du Québec

Employment rate

59.6%

Source: Portraits territoriaux édition 2021 de l'Observatoire du Grand Montréal

Marché de l'Ouest offers
excellent accessibility
and *ample on-site parking*
in the West Island.



EASILY ACCESSIBLE

Via Des Sources and Saint-Jean
Boulevards, as well as highways 13 and 40.



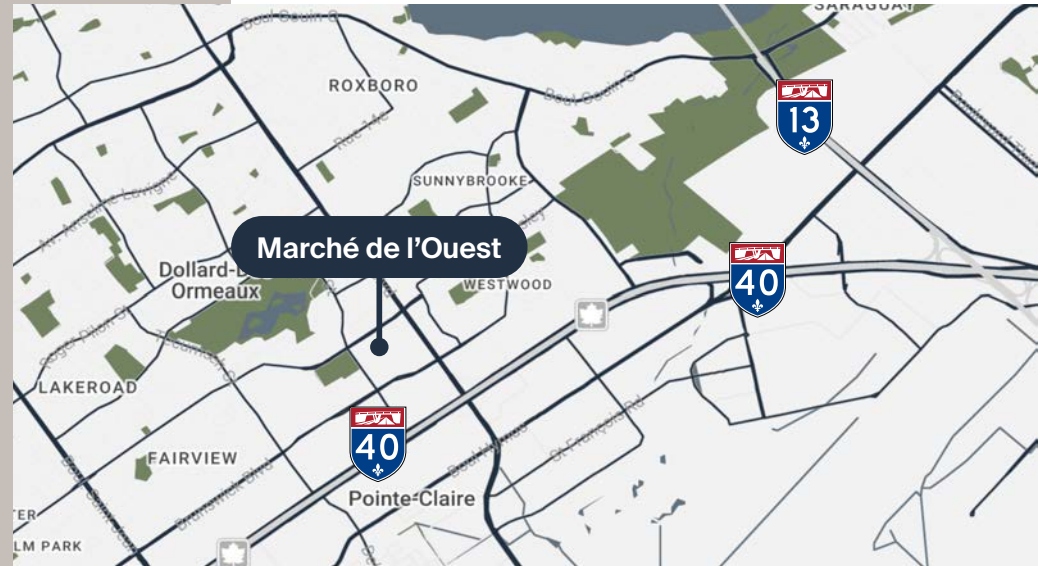
PARKING

Spacious and reserved for customers,
with approximately 850 exterior stalls.



LOCAL CUSTOMER BASE

Located in an established residential
neighborhood, frequented daily
by local clientele.





Let us help you build
the environment that
fits your vision.

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