

# FOR RENT

BOUCHERVILLE  
110 de Mortagne Blvd

COMMERCIAL / OFFICE  
1,780 ft<sup>2</sup>



Michel LABBÉ

Immobilier Michel Labbé inc.  
Certified Real Estate Broker AEO  
m.labbe@intercomsi.com

450 655-1334

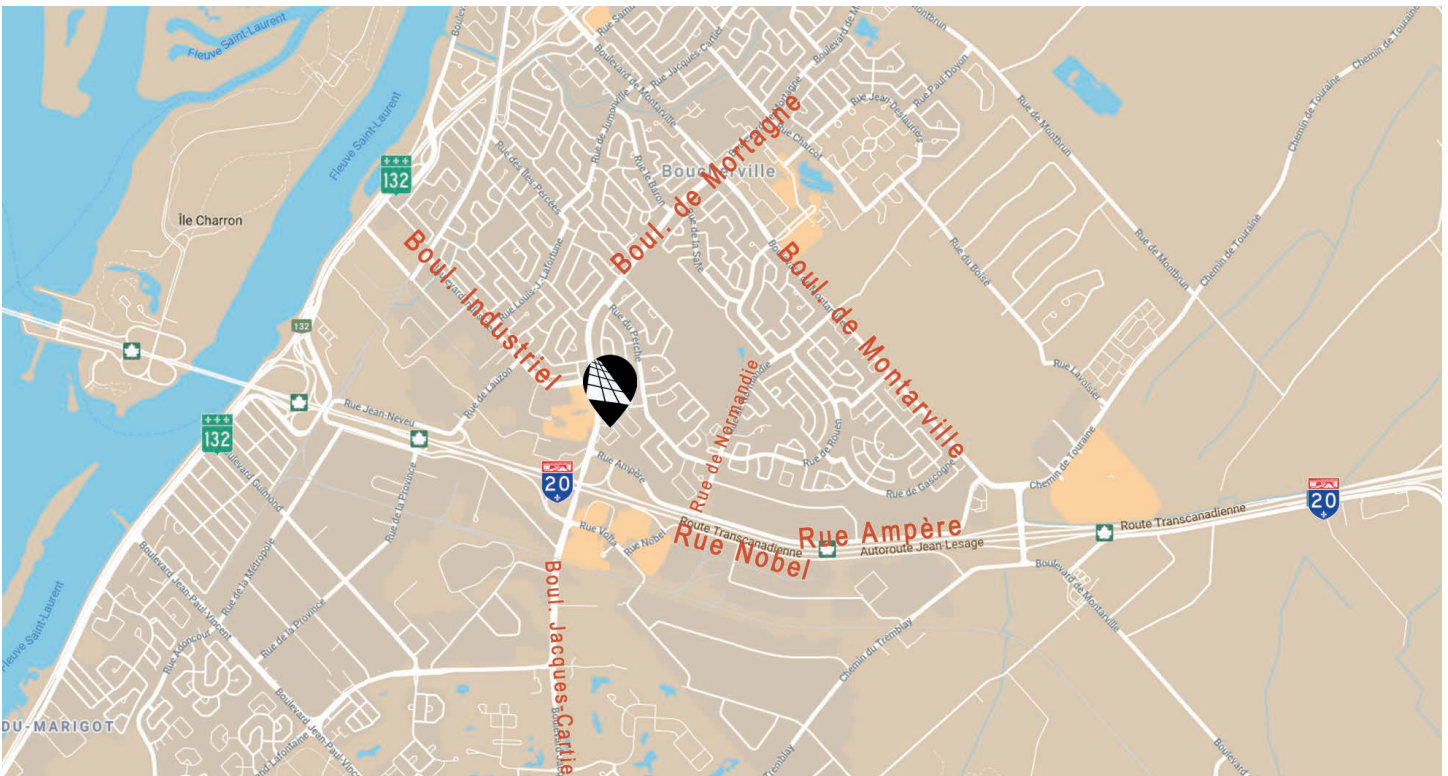
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# HIGHLIGHTS

- Strategic location, with easy access to Highways 20, 25, 30 and 132
- Downtown Montreal is 18 km away
- Near a residential area
- Easy access to:
  - Highway 20 (exit 92, de Mortagne Blvd) 650 m
  - Route 132 (exit 12, Marie-Victorin Blvd) ±3,3 km
- Nearby main services: restaurants, coffee shops, banks, grocery stores, gas stations, hotels, etc.
- Recent building (2013)
- Space is suitable for professionals office or/and local business
- Fully built office space (2015), with an installation of high quality
- Abundant fenestration and luminous space
- Exterior signage available on building and pylon sign



## LOCATION


 Public Transit  
#61, 83, 84, T89, T92, 161

 Main Roads  
A20, R132

 Road Bridges  
Louis-H.-La Fontaine Tunnel (±3 km) and Jacques-Cartier Bridge (±10 km)

## DEMOGRAPHY (5 KM Radius)

 77,137 Residents

 32,066 Households

 \$130,934 Average Household Income

©Sitewise - Estimated 2021 Statistics



## GENERAL INFORMATION

Net Rent	\$16.50 / ft <sup>2</sup>
Additional Rent (estimate)	\$11.35 / ft <sup>2</sup>
Electricity / Energy	Excluded
Parking	± 160 stalls
Lease Term (minimum)	5 years
Availability	To be negotiated

**Inclusion:** Opportunity to buy furniture in place.












## AVAILABLE AREA\*

2 <sup>nd</sup> floor	1,780 ft <sup>2</sup>
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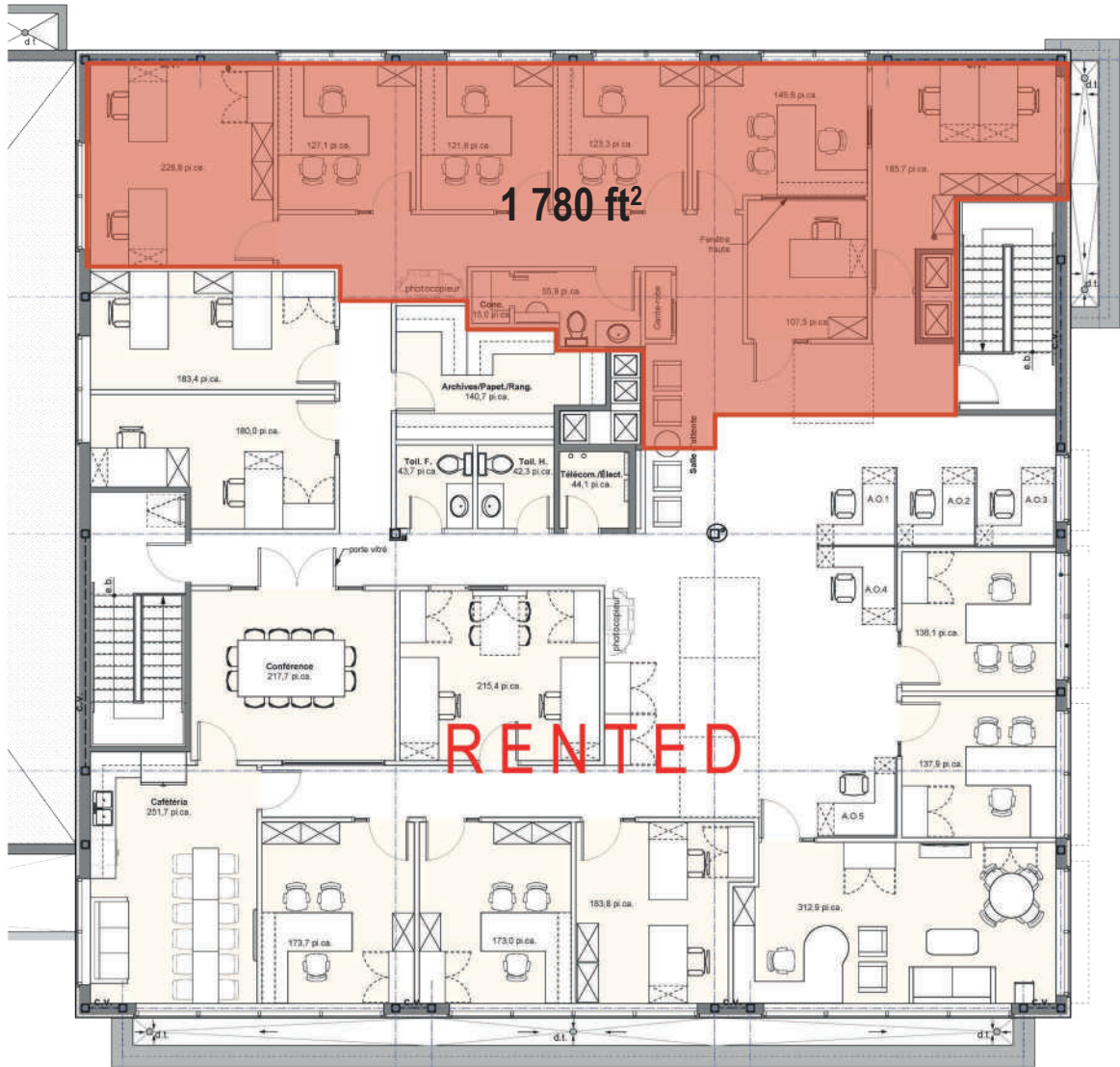
*\* The area is approximative*



## FEATURES

- |   |  |   |  |
|---|--|---|--|
|  Construction<br>2013 |  Zoning<br>C-667            |  Lot #<br>2 277 587, 2 279 816 |  Security<br>Alarm System |
|  W/C<br>Private       |  Sprinklers<br>Yes          |  A/C<br>Yes                    |  Heating<br>Heat Pump     |
|  Roof<br>Flat Roof    |  Exterior Cladding<br>Brick |  Elevator<br>No                |  |

# SUITE PLAN



## A REAL ESTATE EXPERTISE THAT KEEPS ON GROWING

*INTERCOM is there to assist in the decision-making process by determining and evaluating the possible alternatives with the assistance of our professional and knowledgeable real estate brokers supported by a strong administrative team; that is why we exist.*



**Michel  
LABBE**

Partner  
Certified Real Estate Broker AEO  
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