

FOR RENT

SAINT-HUBERT

1238 des Promenades Blvd.

COMMERCIAL

±1,800 ft²



Robert CONSTANTIN

Partner

Certified Real Estate Broker AEO

r.constantin@intercomsi.com



INTERCOM
SERVICES IMMOBILIERS
Agence immobilière

450 655-1334

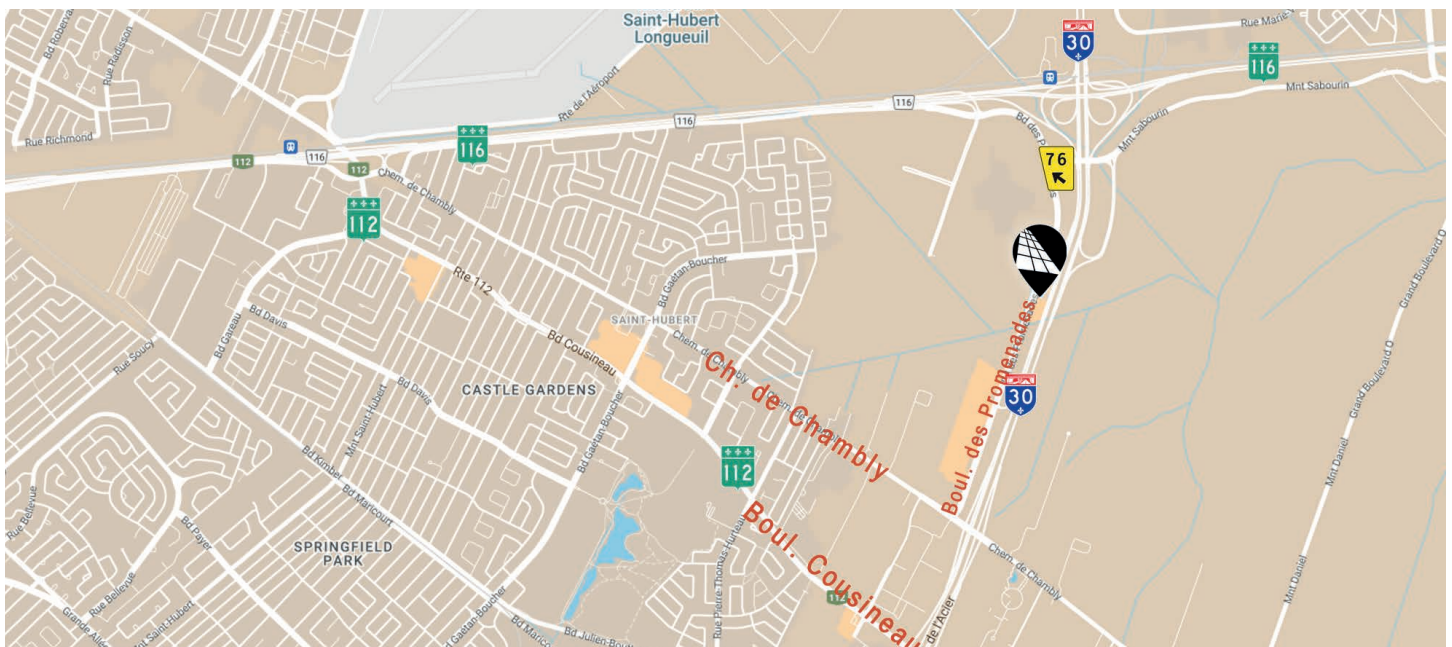


intercomsi.com

HIGHLIGHTS

- Rare opportunity in the market
- Good highway visibility, building facing Highway 30
- Natural traffic from Promenades Saint-Bruno
- Traffic flow is 64,000 cars per day¹
- Abundant windows and bright space
- Corner space
- Ideal space for a restaurant





1 source: Atlas des Transports



LOCATION

-  Public Transport
#8, 88
-  Main Roads
30, 20, 10
-  Road Bridges
Victoria Bridge (12.7 km),
Jacques-Cartier Bridge (14 km) and
Samuel-de-Champlain Bridge (15.2 km)

DEMOGRAPHY (5 km Radius)

-  78,488 Resident
-  30,789 Daytime Population
-  30,564 Households
-  \$108,163 Average Household Income

©Sitewise - Estimated 2021 Statistics



GENERAL INFORMATIONS

Net Rent	\$40.00 / ft ²
Additional Rent	\$15.00 / ft ²
Energy / Electricity	Excluded
Parking (shared)	Ample
Lease Term	10 years
Availabilities	Immediate

AVAILABLE AREA*

Suite area	±1,800 ft ²
Suite level	Ground Floor

* This area is approximate

Neighbouring Tenants:





FEATURES



Lot #
3 788 477



Zoning
C-289



Construction
2006



Shipping
2 single rear doors



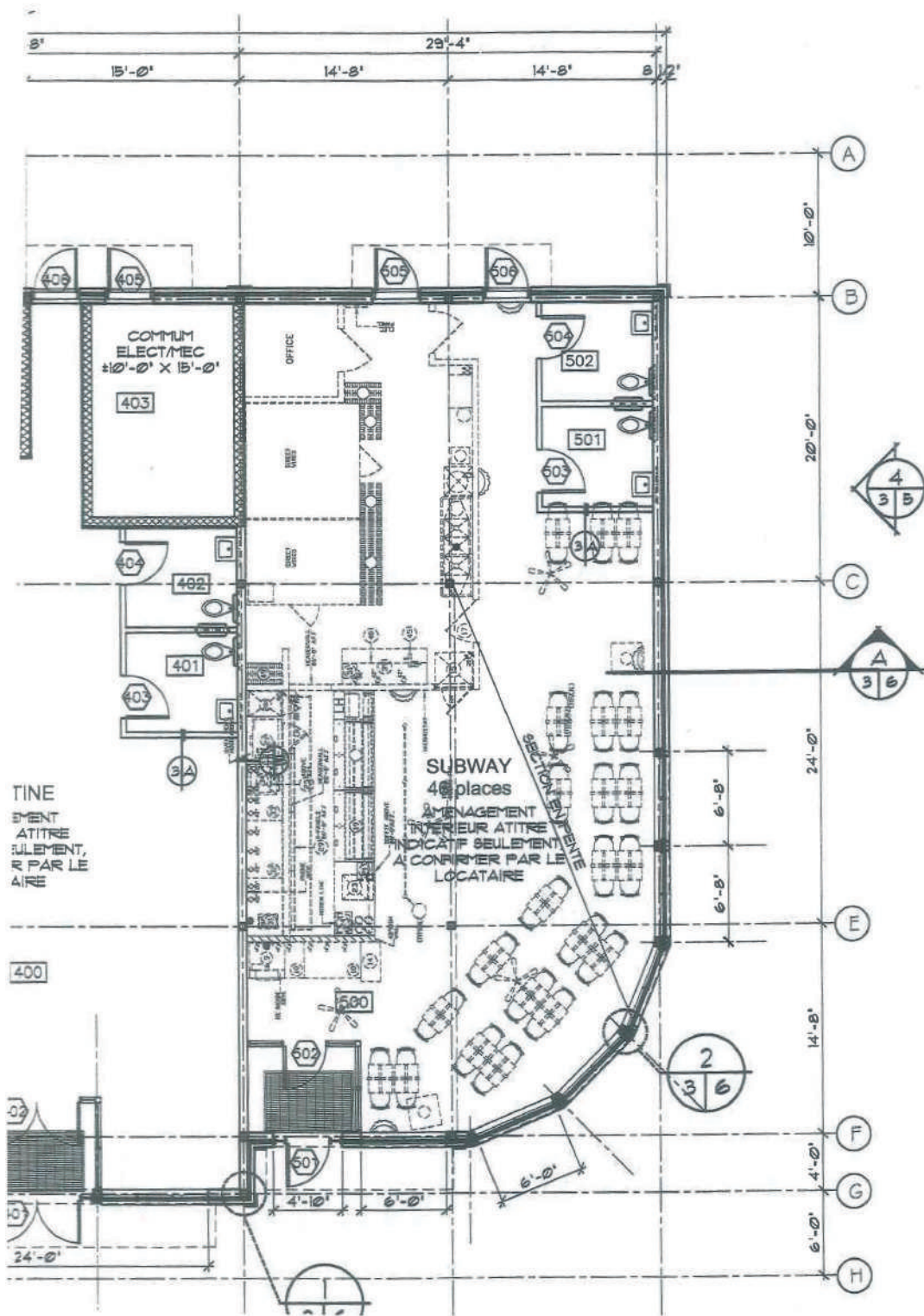
A/C
Yes



ROBERT CONSTANTIN

450-655-1334

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.



Robert
CONSTANTIN

Partner
Certified Real Estate Broket AEO
r.constantin@intercomsi.com

450 655-1334



INTERCOM
SERVICES IMMOBILIERS
Agence immobilière