

FOR RENT

BOUCHERVILLE

100 de Mortagne Boulevard

Suite 16

COMMERCIAL / OFFICE

2,859 ft²



Michel LABBÉ

Immobilier Michel Labbé inc.

Certified Real Estate Broker AEO

m.labbe@intercomsi.com

450 655-1334

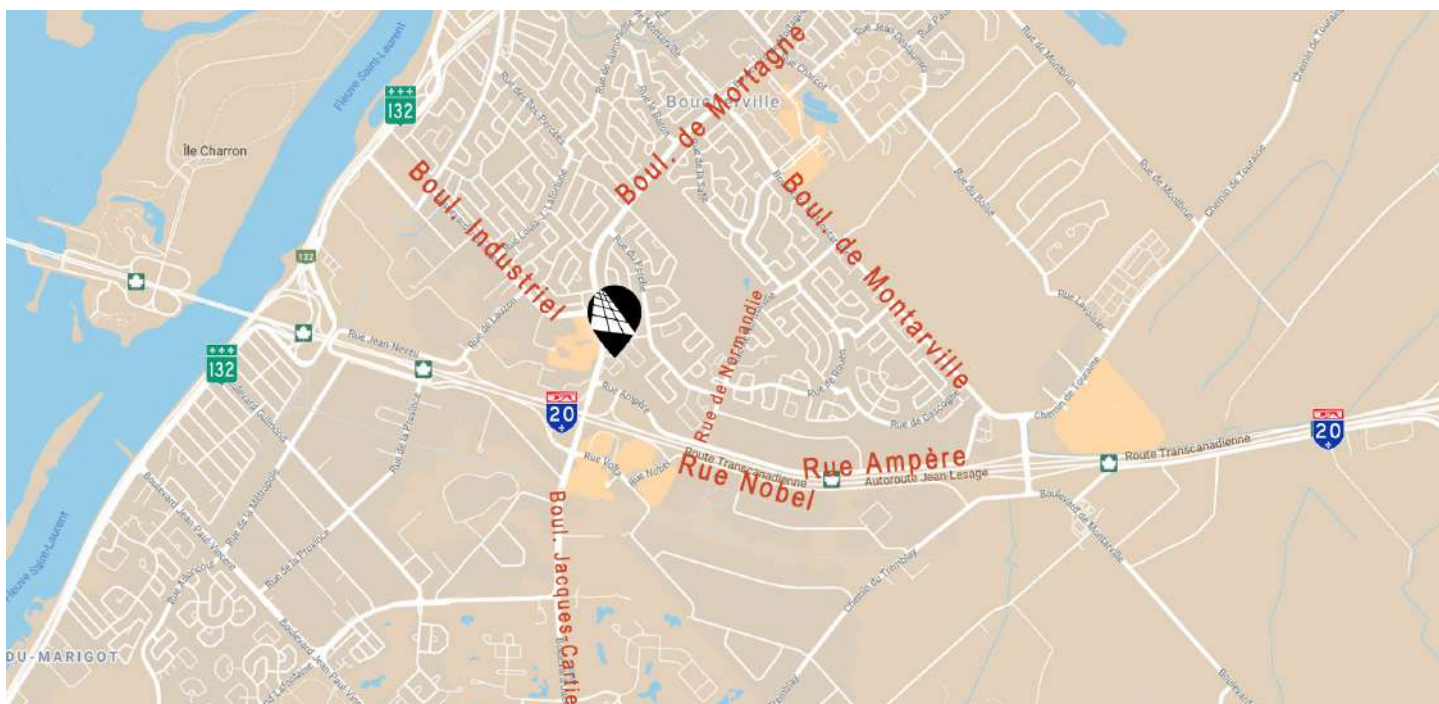
   intercomsi.com



INTERCOM
SERVICES IMMOBILIERS
Agence immobilière

HIGHLIGHTS

- Strategic location with quick access to Highways 20, 25, 30 and 132
- Downtown Montreal is located 18 km away
- Close to the residential sector
- Easily accessible to Highways:
 - Highway 20 (exit 92, Mortagne Boulevard) \pm 650 m
 - Route 132 (exit 12, Marie-Victorin Boulevard) \pm 3.3 km
- Close to a multitude of services: restaurants, coffee shops, banks, grocery stores, gas stations, hotels, etc.
- Neighbouring tenants: Rachelle Béry, Subway, Expert at Work, Starbucks, Bétonel, Yuzu, SAQ, CIBC and others
- Newly constructed building (2013)
- Ideal for local businesses, professional services office, professional services, health services and/or entertainment services
- Luminous area
- Exterior signage possible on the building and on the pedestal sign
- Private entrance with vestibule giving exterior access



LOCATION



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



Main Roads
20, 132



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

DEMOGRAPHY (5 km Radius, excluding Montreal)



79,280 Residents



68,280 Daytime Active Population



33,144 Households



\$134,683 Average Household Income

©Sitewise - Estimated 2022 Statistics



MICHEL LABBÉ
450-655-1334



GENERAL INFORMATION

AVAILABLE AREA*

Gross Rent \$20.00 / ft²
Electricity / Energy Excluded

Ground Floor | Suite 16 2,859 ft²

Parking (shared) ± 160stalls

Lease Term (minimum) To be negotiated

Availability April 1st, 2023

** This area is approximate*



FEATURES



Construction
2013



Zoning
C-667



Lot #
2 277 587, 2 279 816



Security
Alarm System



W/C / Showers
Private (2)
+ locker room



Sprinklers
Yes



A/C
Yes



Heating
Heat Pumps



Roof
Flat Roof

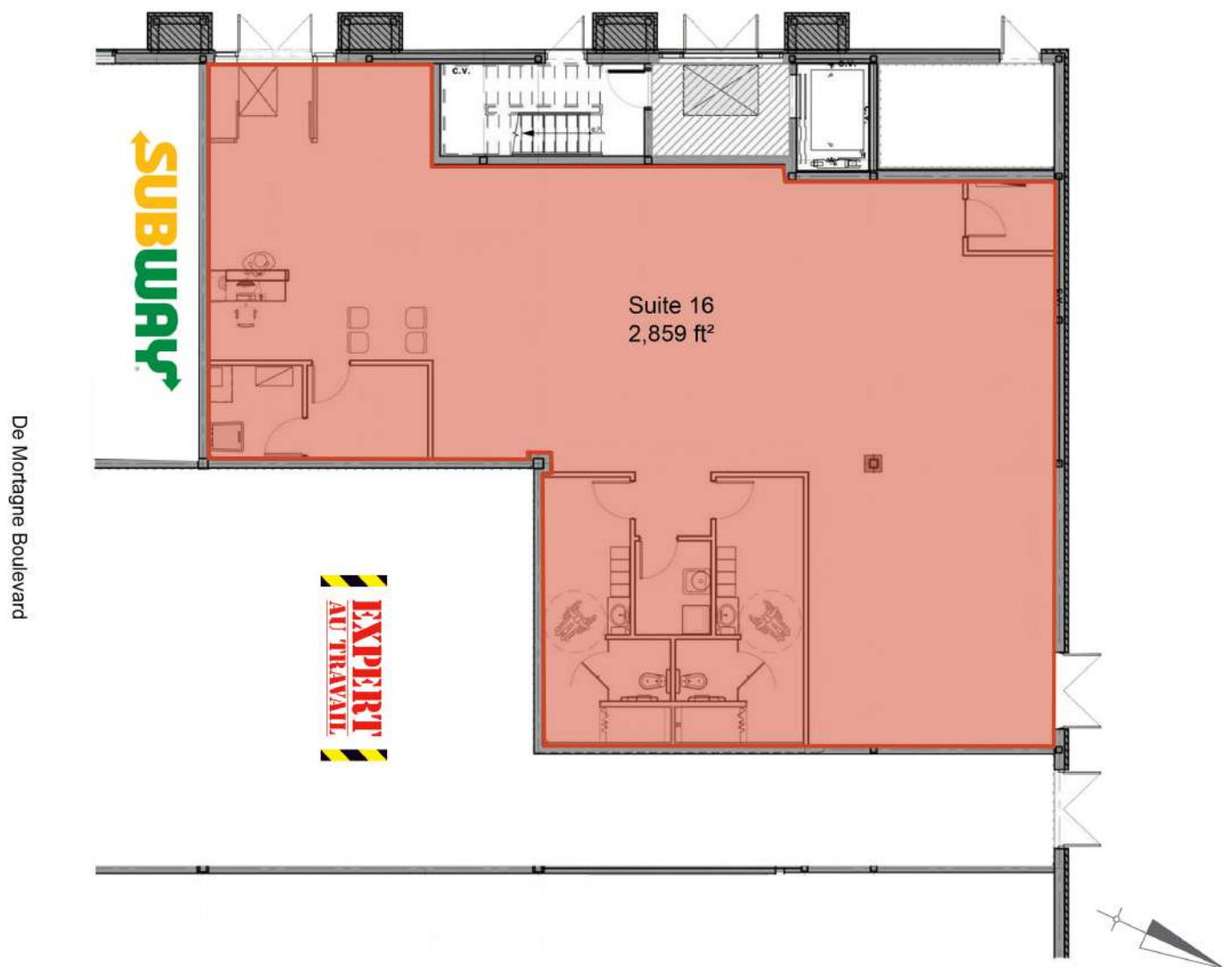


Exterior Cladding
Brick



MICHEL LABBÉ
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.



Michel
LABBÉ

Partner
Certified Real Estate Broker AEO
m.labbe@intercomsi.com

450 655-1334



INTERCOM
SERVICES IMMOBILIERS
Agence immobilière