

FOR RENT

SAINT-LÉONARD
7210 Langelier Blvd

COMMERCIAL
±2,500 to 5,000 ft²



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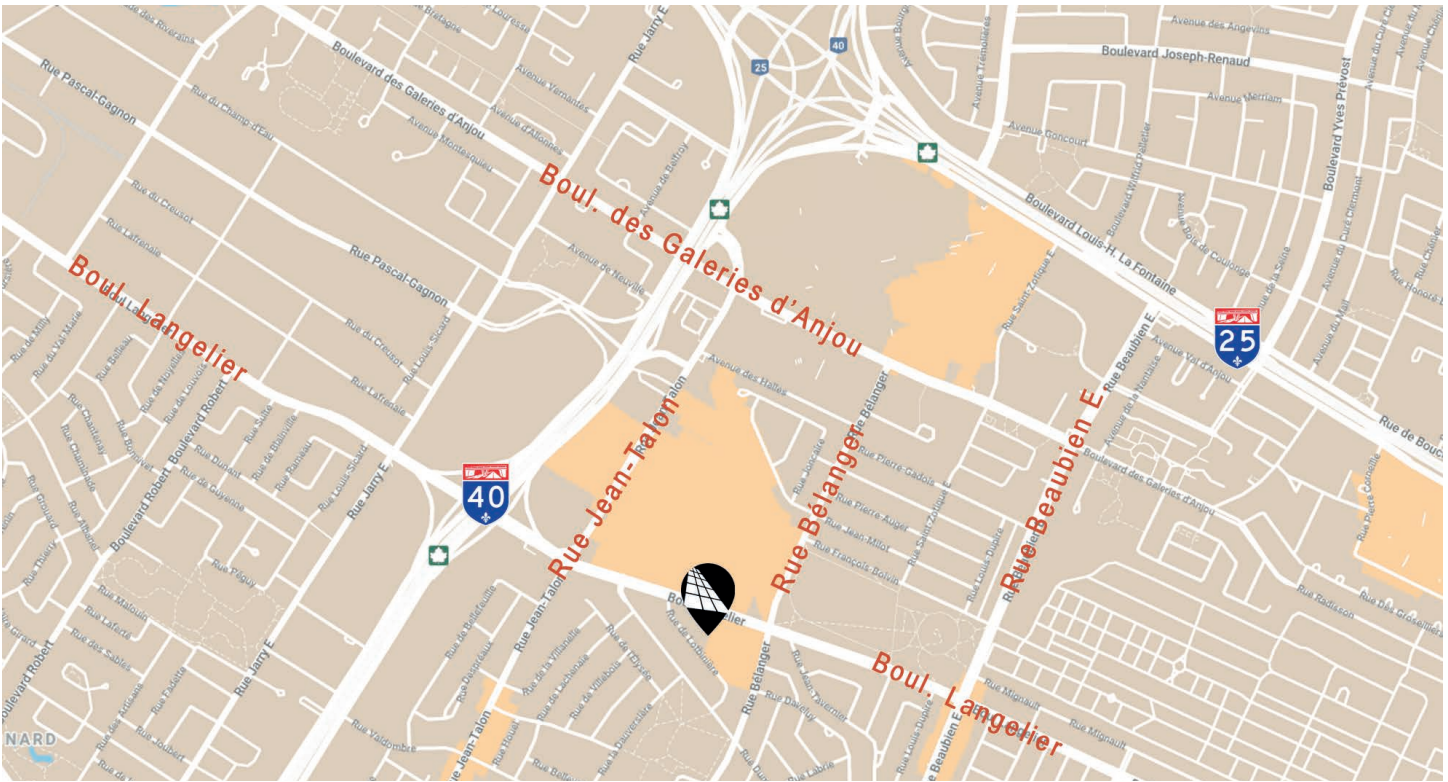
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450 655-1334

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HIGHLIGHTS

- Located on a major boulevard (Langelier Blvd), crossing three districts (Mercier-Hochelaga-Maisonneuve, Saint-Léonard and Montréal-Nord)
- Easy access to:
 - Highway 40 (± 750 m)
 - Highway 25 (± 5 km)
- Downtown Montreal is ±15 km
- Near a multitude of services: Banks, grocery stores, Drug stores, Restaurants, Hotels and Gas station
- Located between Jean-Talon and Bélanger Streets
- In front of a traffic light, the building has easy access for pedestrians as well as drivers (vehicules)
- Great visibility on a high traffic artery
- Exterior signage available on building and on pylon upon availability (fees may apply)



LOCATION

- Public Transit
#18, 33, 95, 141, 372
- Main Roads
H25, H40
- Bridges
Tunnel Louis-H.-La Fontaine (±6,5 km)
Jacques-Cartier Bridge (±10,6 km)

DEMOGRAPHY (Drive-time)

	3 min	5 min	7 min	
	32,002	89,286	176,384	Residents
	14,560	38,832	77,461	Households
	\$66,779	\$70,092	\$72,049	Average Household Income

©Sitewise - Estimated 2020 Statistics



GENERAL INFORMATION

Base Rent	\$27.50 / ft ²
Additional Rent (Estimated)	\$10.00 / ft ²
Energy / Electricity	Excluded
Parking (shared)	Ample
Term Lease	Minimum 5 years

AVAILABLE AREA*

Leasable Area Ground Floor	2,500 ft ² to 5,000 ft ²
Occupancy	To be discussed

**These areas are approximate*

NEIGHBOURING TENANTS:





FEATURES



Lot #
1 125 383



Zoning
C01-03



Construction
1982



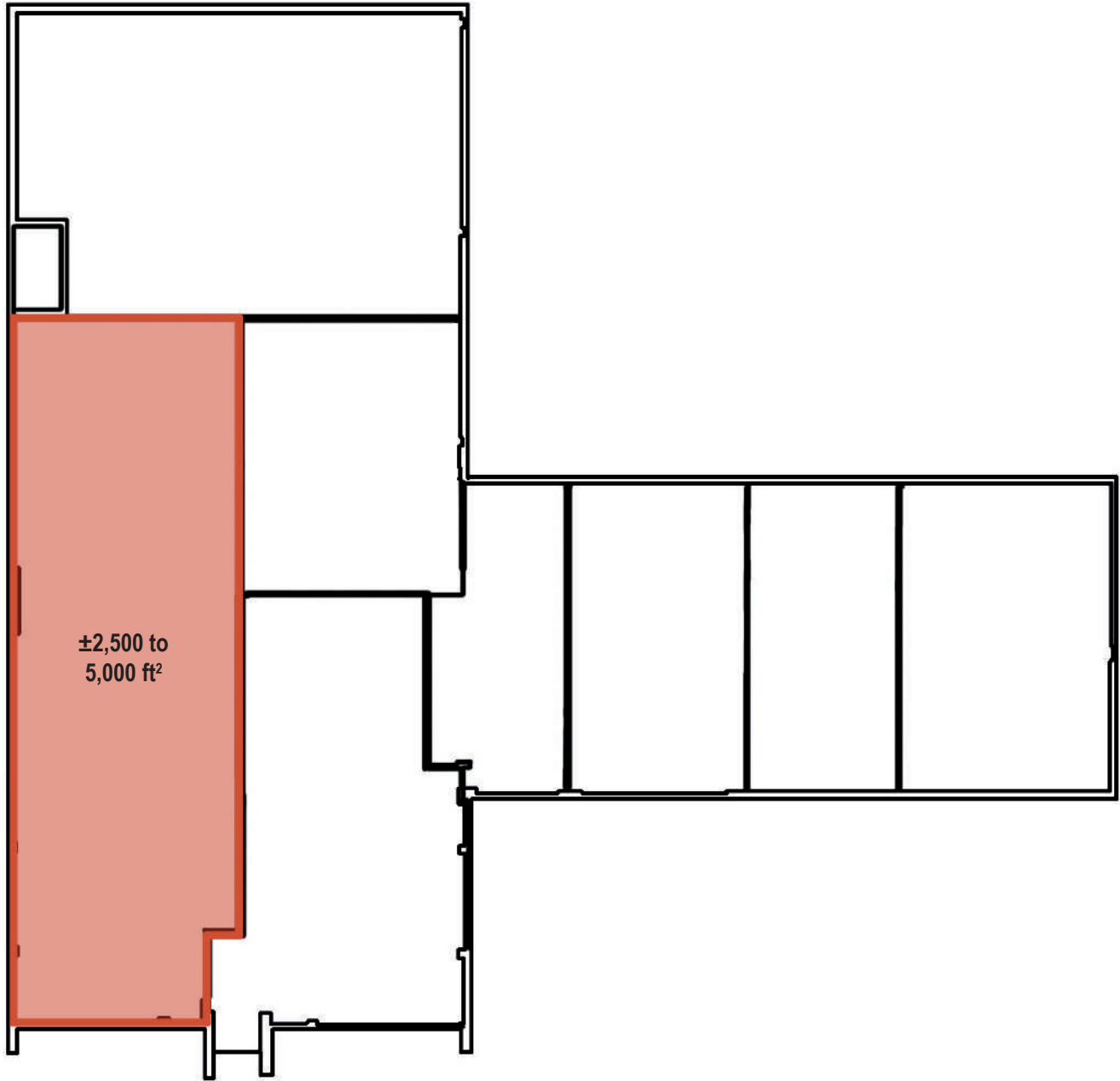
Renovation
2014



SUZY PARENT
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JEAN-GUY PARENT

PLAN



Langelier Blvd



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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.



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