

FOR RENT

MONT-SAINT-HILAIRE
777 de la Gare Boulevard

COMMERCIAL / OFFICE
900 ft²



Suzy PARENT

Partner

Certified Real Estate Broker AEO
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450 655-1334

   intercomsi.com

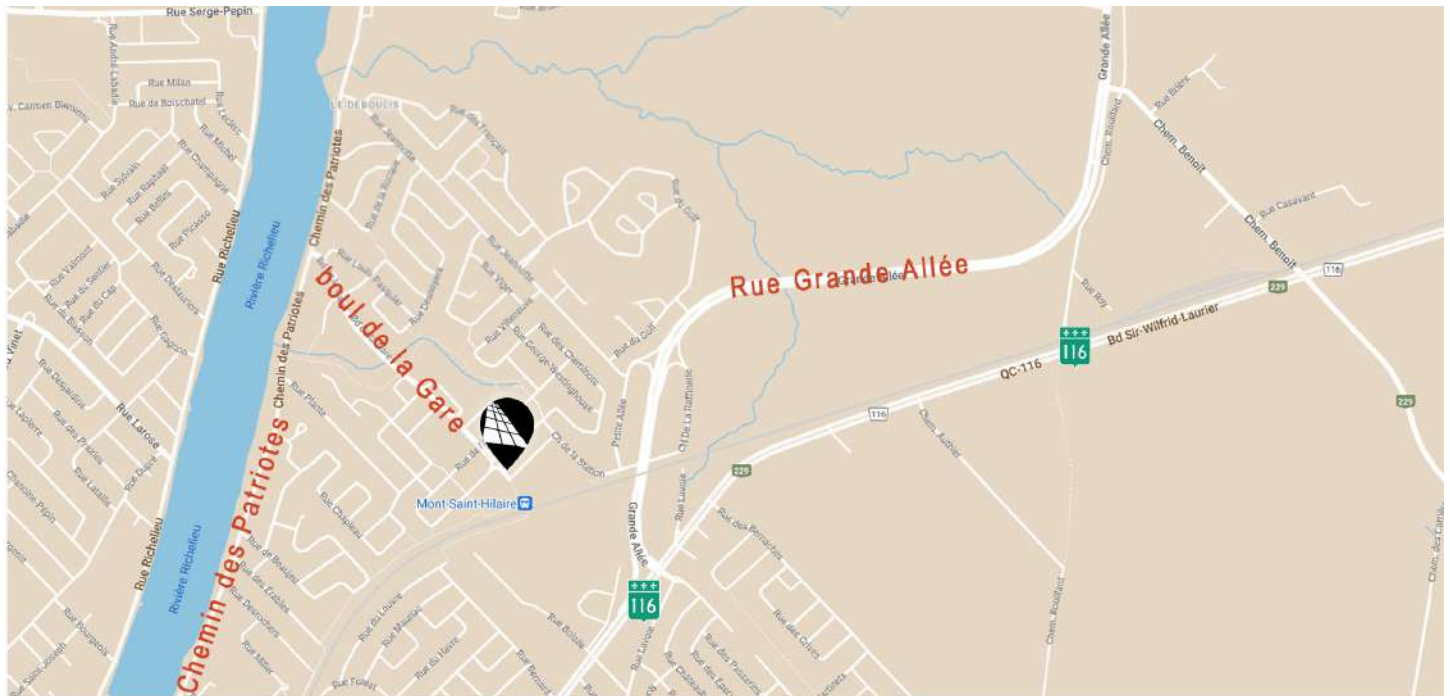


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HIGHLIGHTS

- Close to Park-and-ride facility (AMT) with the EXO3 commuter train (over 200,000 passengers per year¹)
- Close to a residential area
- Building in front of the station generating a high flow of bystanders
- Ideal for neighbourhood stores and/or office space for professionals
- Newly constructed (2019)
- On the first floor of a residential building
- Layout and configuration according to tenant's needs
- Neighbouring tenant: La femme et le boulanger (artisanal bakery)

1 Exo 2021 annual report



LOCATION


 Public Transit
Exo bus #11 et
Exo3 train Mont-Saint-Hilaire


 Main Roads
20, 116

 Road Bridges
Louis-H-La Fontaine Tunnel (±29 km),
Jacques-Cartier Bridge (±36 km)

DEMOGRAPHY (5 km Radius)

 48,862 Residents

 15,689 Daytime Active Population

 19,898 Households

 \$84,266 Average Household Income

©Sitewise - Estimated 2022 Statistics



GENERAL INFORMATION

Semi-Gross Rent	\$22.00 / ft ²
Electricity / Energy	Excluded
Parking (shared)	On street or in front (ATM)
Lease Term (minimum)	5 years
Availability	Immediate

AVAILABLE AREA*

Total leasable area Suite 108	900 ft²
Suite Level	Ground Floor

** This area is approximate*



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FEATURES



Construction
2019



Zoning
C-2 (commercial)

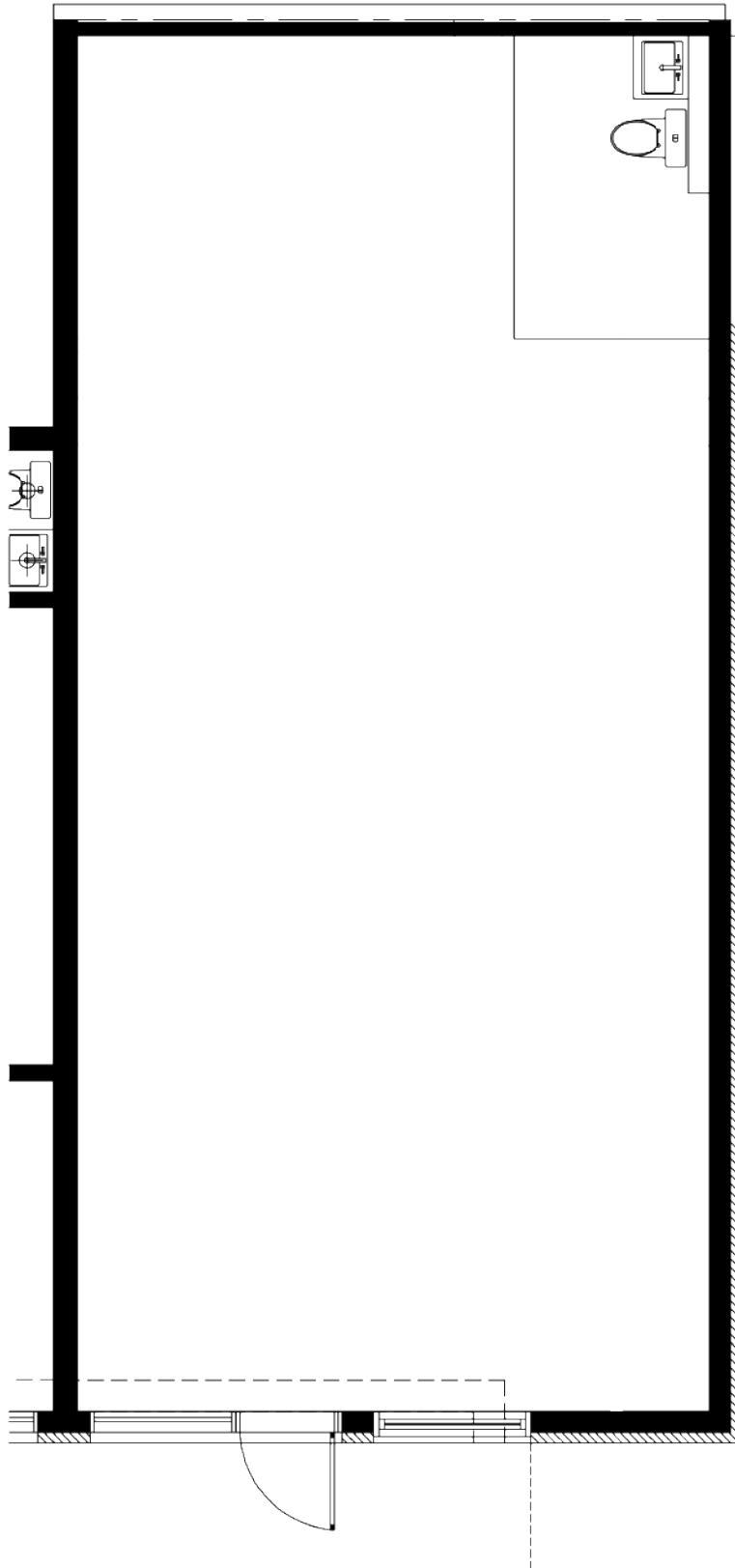


Lot #
4 381 055



SUZY PARENT
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.



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