

FOR RENT

BOUCHERVILLE

280, du Fort-Saint-Louis Boulevard

COMMERCIAL | OFFICE

3,700 ft²

6,000 ft²



Michel LABBÉ

Immobilier Michel Labbé inc.
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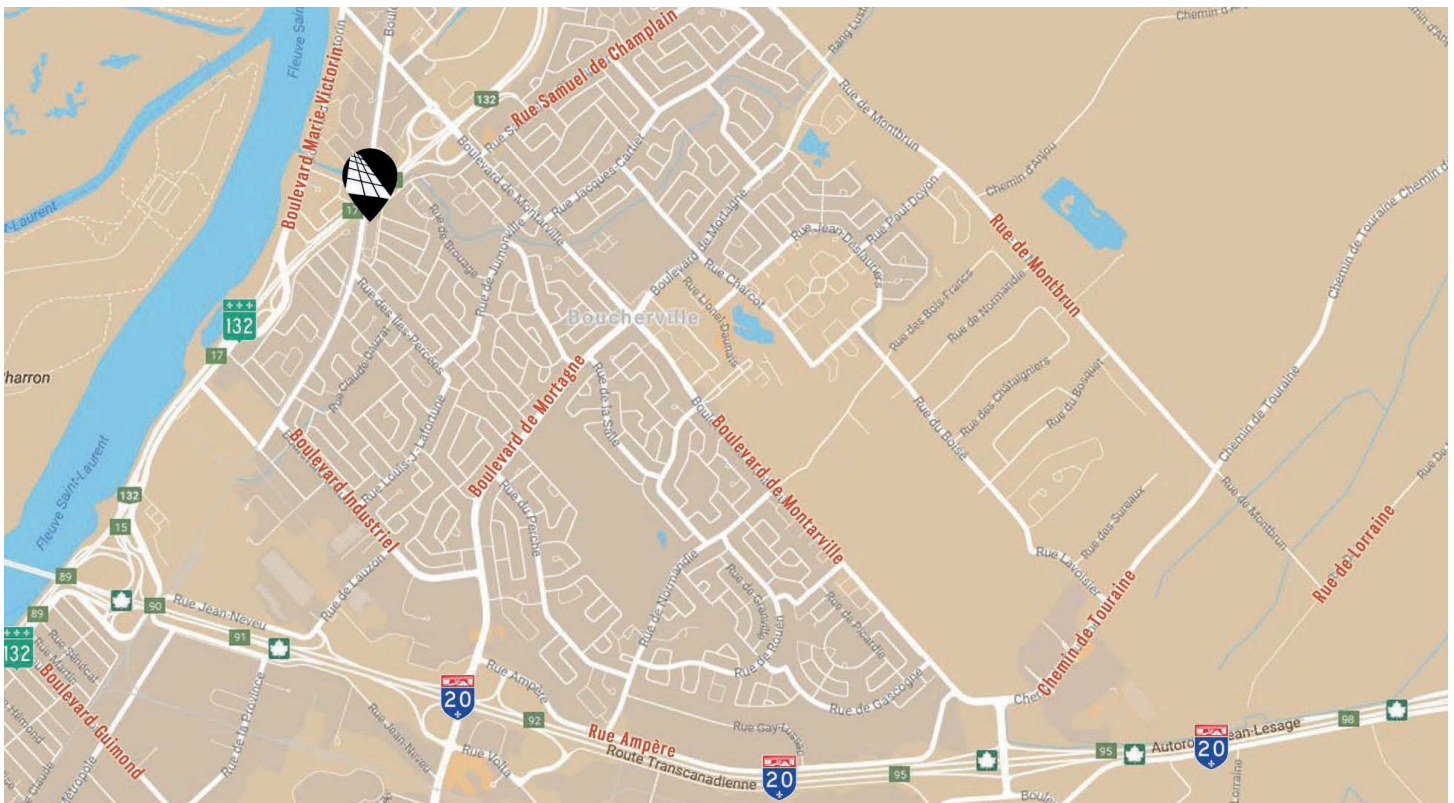
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HIGHLIGHTS

- Ideal for convenience stores and service retail
- Located in a high average income neighbourhood
- Shared entry to a loading dock
- Fully renovated shopping centre including the facades
- Premises to be customized to suit tenant's needs
- Premises located on the ground floor
- Exterior signage available
- Major tenants: Rona, Giant Tiger, La Réussite School, Plan de Match and Karate School



LOCATION



Public Transit
#81, 83, 84, 85, 86



Main Roads
A20, R132



Road Bridge
Tunnel Louis-H.-La Fontaine (5 km)

DEMOGRAPHY (5 KM Radius excluding Montreal)



56,297 Residents



23,546 Households



\$143,059 Average Household Income

©Sitewise - Estimated 2020 Statistics



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450-655-1334



GENERAL INFORMATION

Commercial space

Base rent	\$15.00 - \$20.00 / ft ²
Additional rent	± \$4.50 / ft ²
Electricity / Energy	Excluded

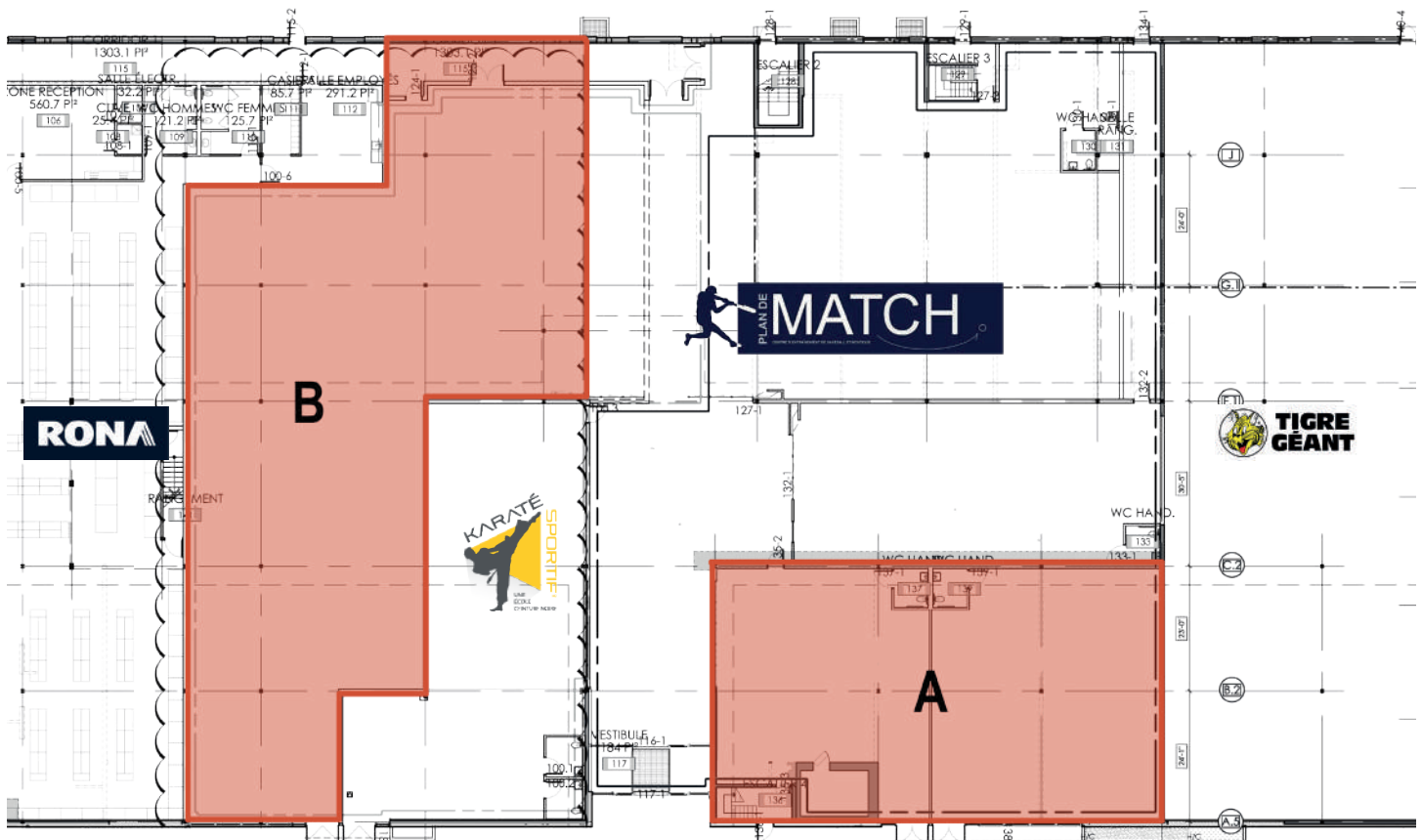
Parking	Ample
Lease term	5 years (minimum)
Availability	Immediate

AVAILABLE AREAS*

Total leasable areas	± 9,700 ft²
Space A (subdivisible)	± 3,700 ft ²
Space B	± 6,000 ft ²

** These areas are approximate*

PLAN (ground floor)



Available spaces	
Space A	± 3,700 ft²
Space B	± 6,000 ft²

FEATURES



Construction
1966



Renovation
2016 -2019



Clearance
Between 12' - 20'



Sprinklers
Yes



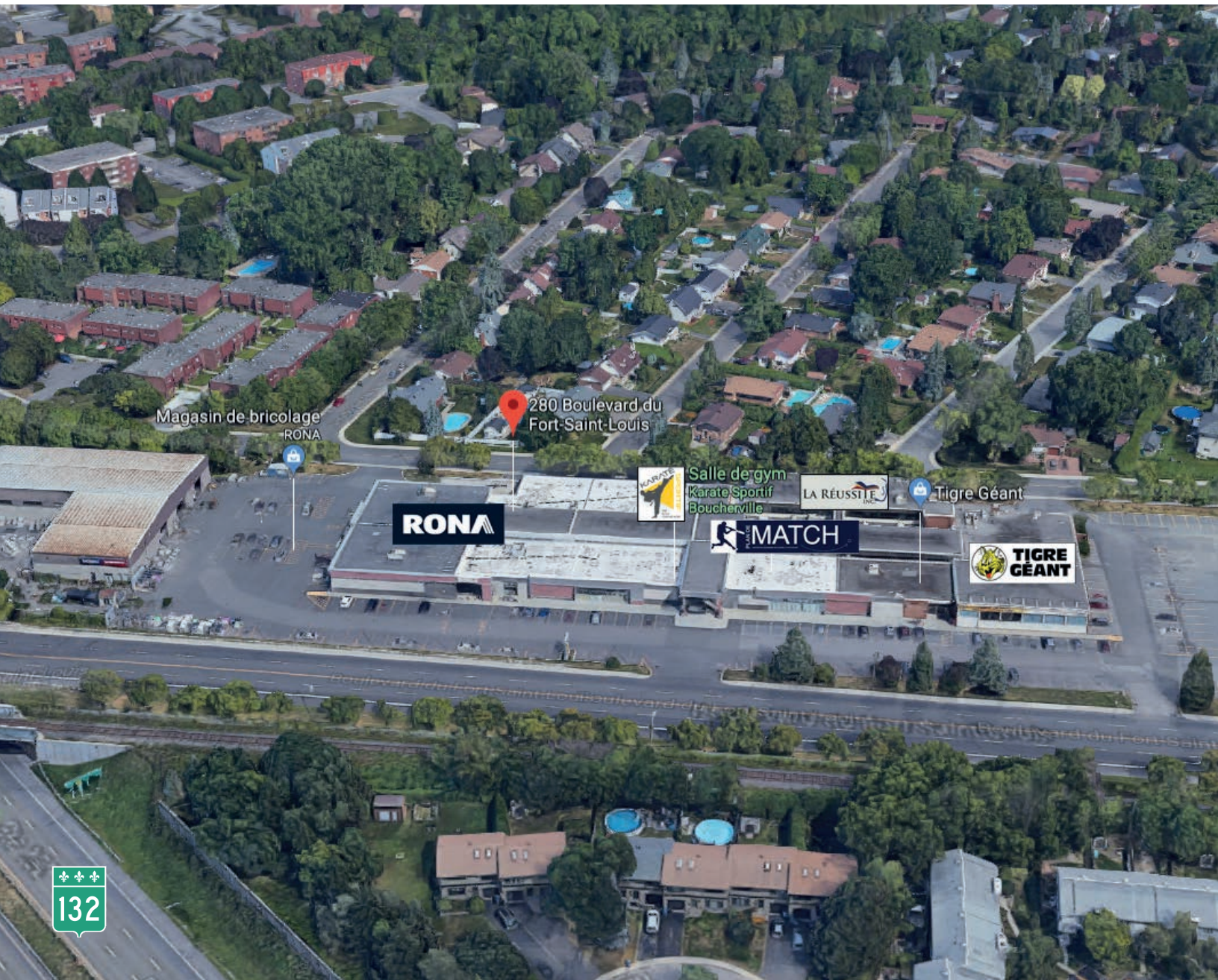
Lot #
6 114 581



Electrical Entry and HVAC
As required



Zoning
Commercial C-326



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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