

FOR RENT

BOUCHERVILLE

280, du Fort-Saint-Louis Boulevard

COMMERCIAL | OFFICE

Up to 20,000 ft²



Michel LABBÉ

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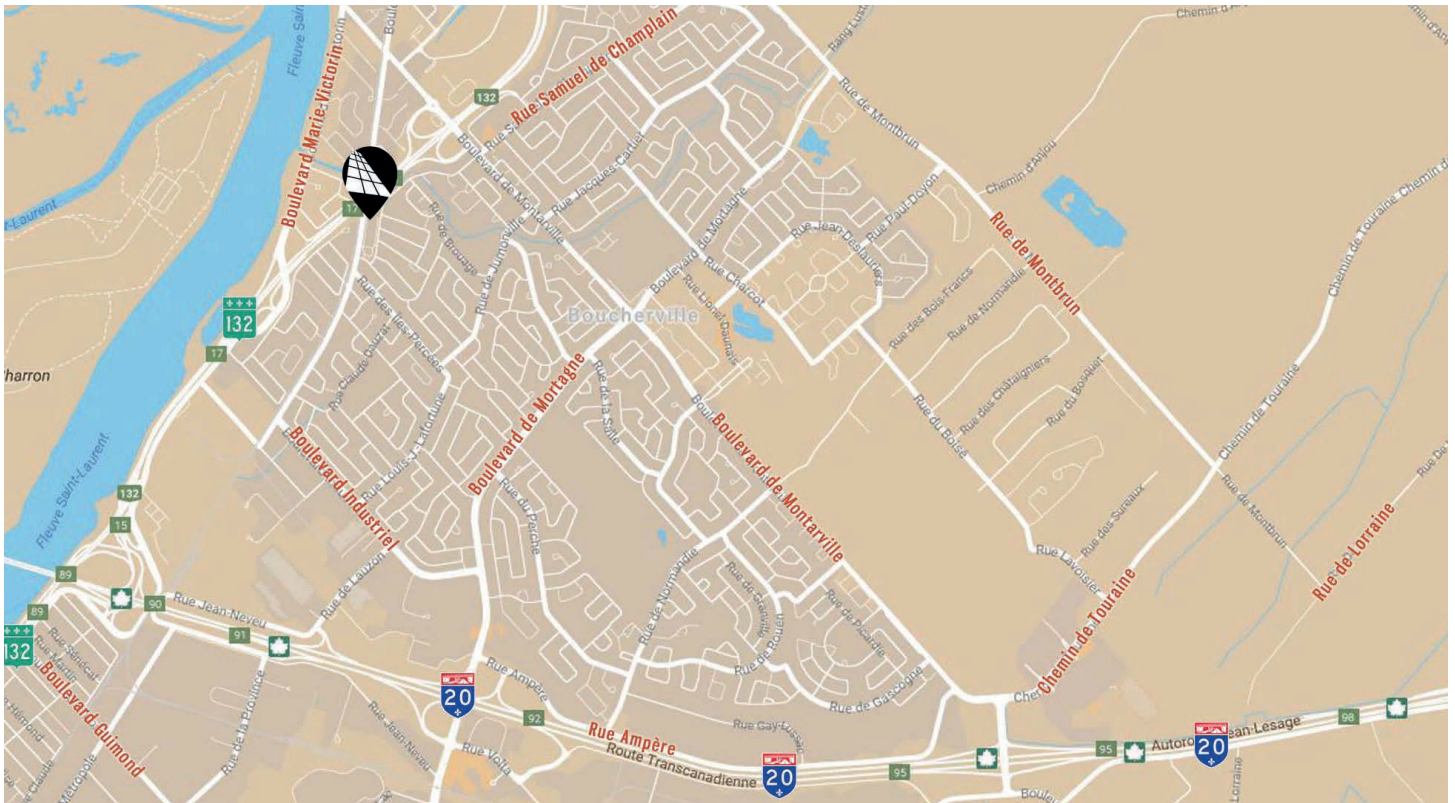
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HIGHLIGHTS


- 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
- Ideal for convenience stores and service retail
- Located in a high average income neighbourhood
- Shared entry to a loading dock
- Major tenants: Rona, Giant Tiger, La Réussite School 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)

 56,400 Residents

 23,588 Households

 \$143,231 Average Household Income

©Sitewise - Estimated 2020 Statistics



GENERAL INFORMATION

Commercial space

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

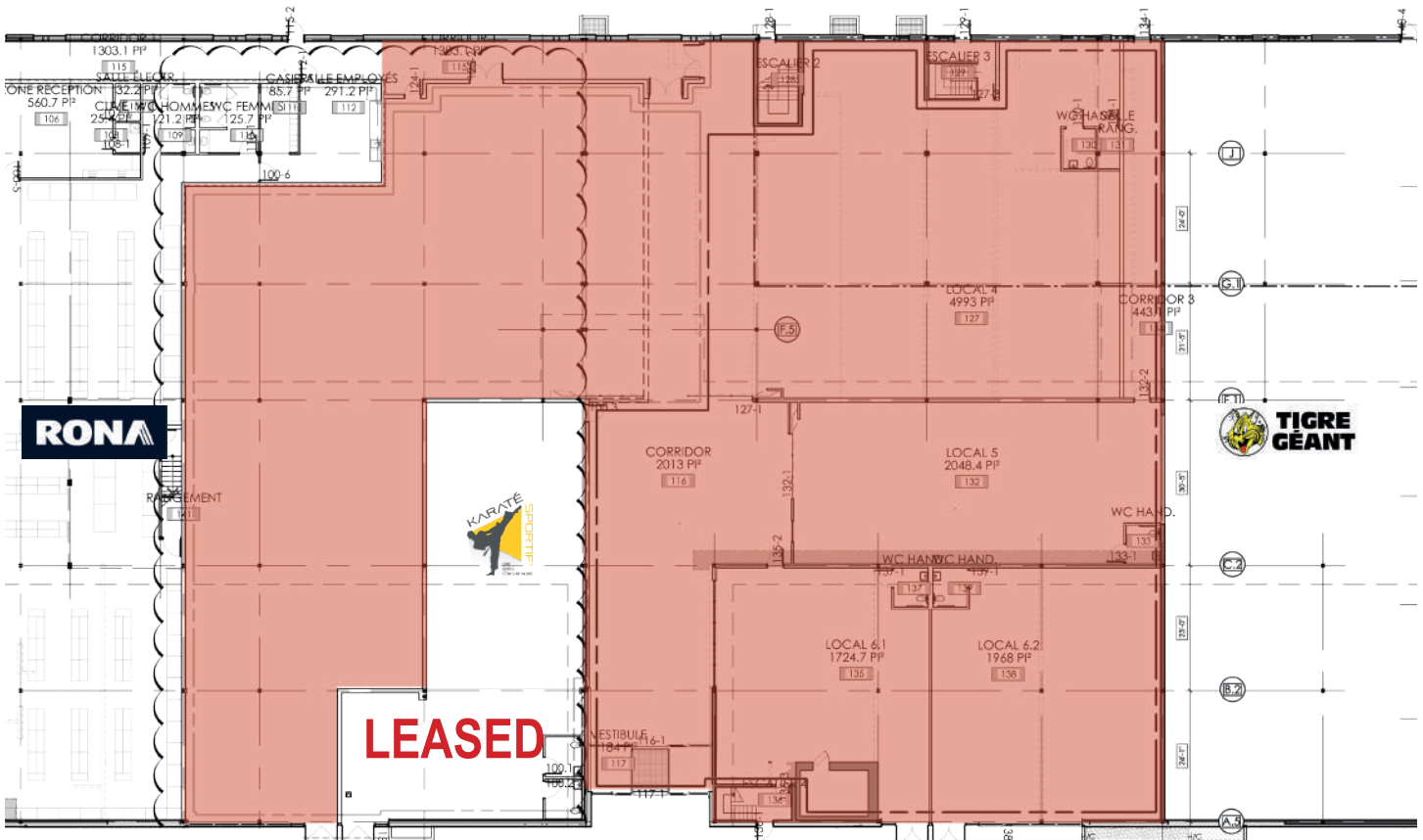
Parking	Ample
Lease term	5 years (minimum)
Availability	Immediate

AVAILABLE AREAS*

Total leasable areas	20,000 ft²
Subdividable (minimum)	± 2,000 ft ²

* These areas are approximate

PLAN (ground floor)



Available space

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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