

# FOR RENT

**SAINT-BRUNO-DE-MONTARVILLE**

750, Montée Montarville

COMMERCIAL | OFFICE  
5,043 ft<sup>2</sup>



**Michel LABBÉ**

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**450 655-1334**

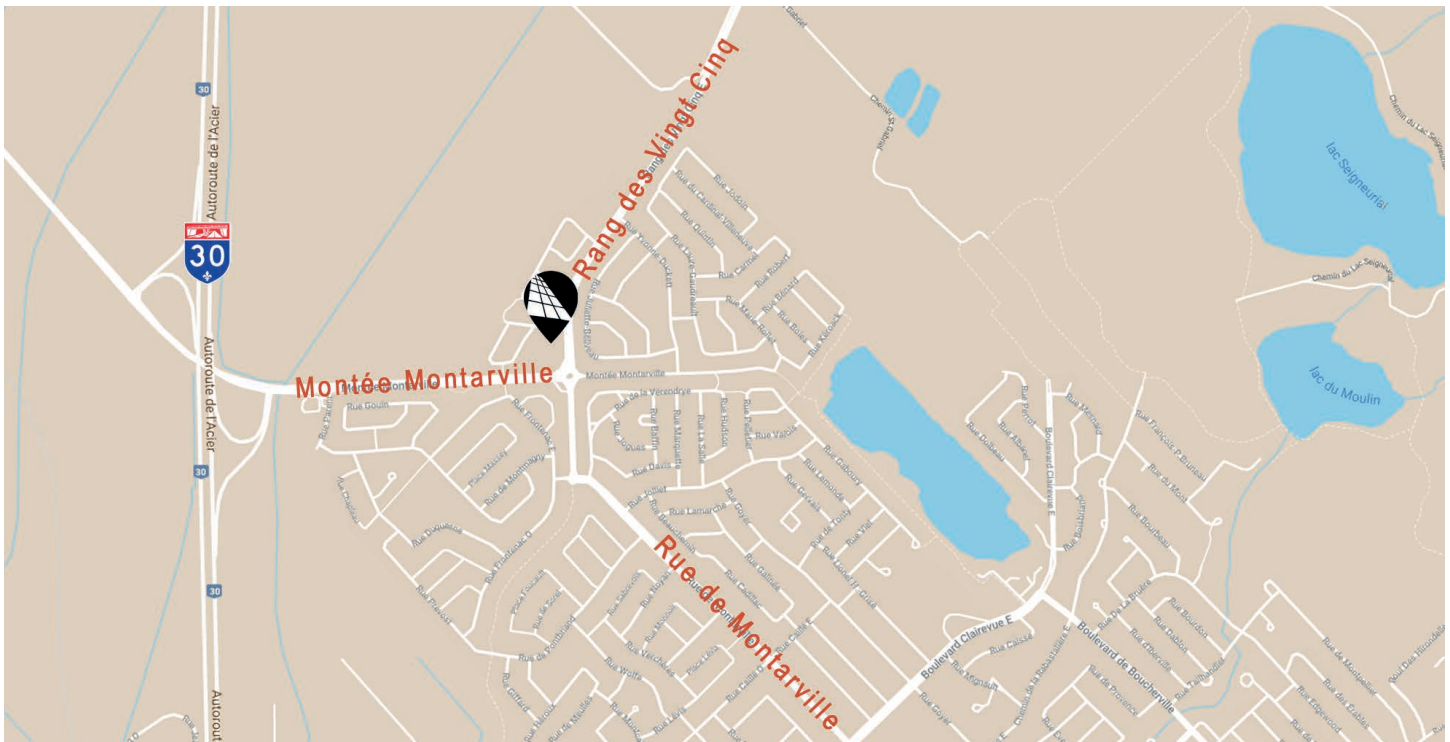


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# HIGHLIGHTS

- Located at the entry of City, in a high-income neighbourhood
- At ±1.4 km of Highway 30 and at ±2.5 km of Saint-Bruno-de-Montarville Downtown
- Proximity of Mont-Saint-Bruno and the City of Sainte-Julie
- Shopping center and local services
- Exterior signage available
- Available space on the ground-floor
- **Neighbour tenants:** Traffic control of Québec, Les Flamboyants (Daycare), Daoust cleaner, Action Sport Physio, Fantaisies Canin Félin, Karaté Sportif, Concept Cardio Plus (Gym), Momoko comptoir asiatique (restaurant)



## LOCATION

- Public Transit #92, 192
- Train Station Exo3 | Saint-Bruno Station (6 km)
- Main Roads H20, H30
- Road Bridge Tunnel Louis-H.-La Fontaine (14 km)

## DEMOGRAPHY (5 KM Radius)

- 43,521 Residents
- 16,942 Households
- \$142,709 Average Household Income

©Sitewise - Estimated 2020 Statistics





## GENERAL INFORMATION

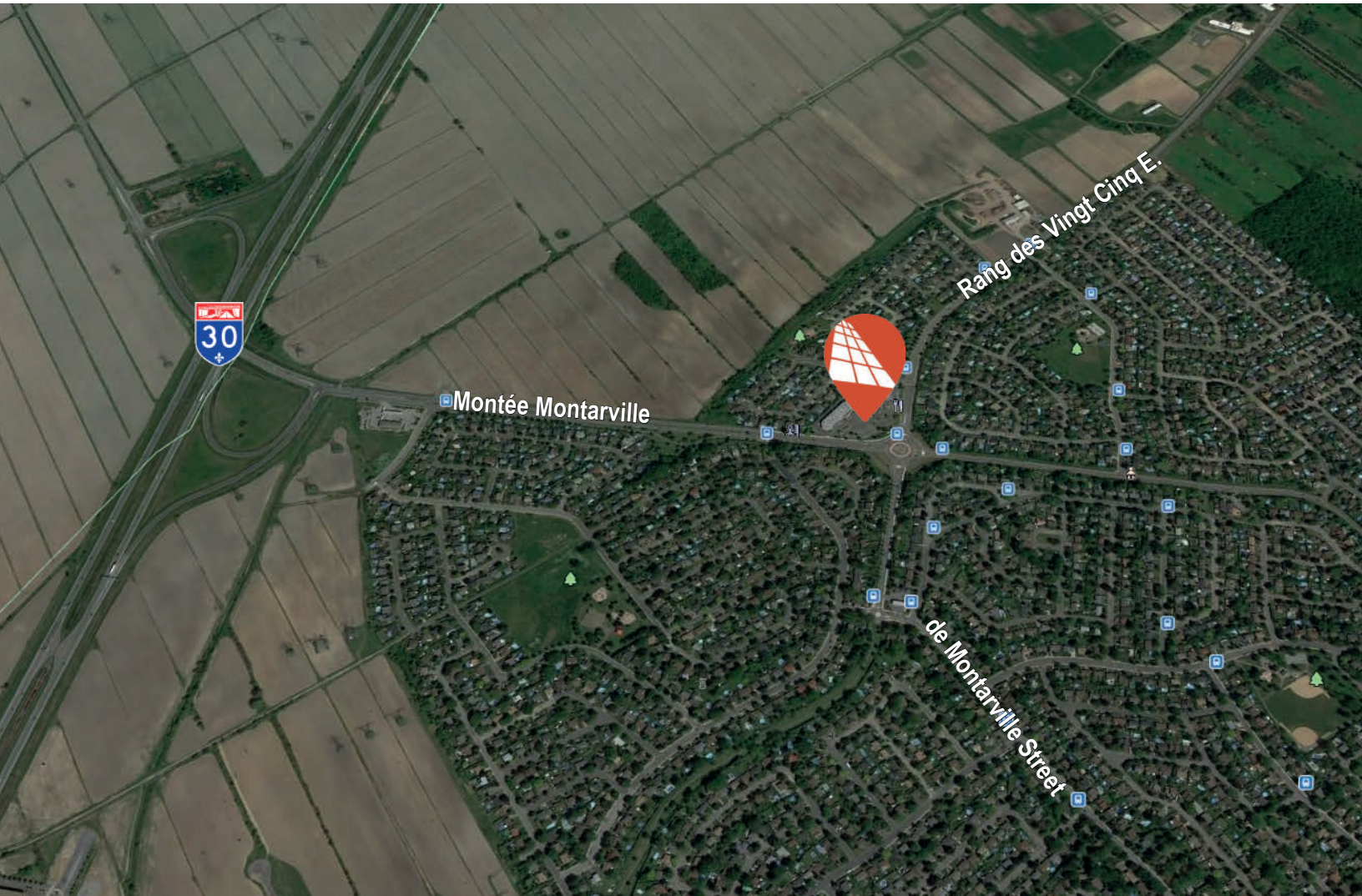
Base Rent	\$13.00 / ft <sup>2</sup>
Additional Rent	\$6.15 / ft <sup>2</sup>
Electricity / Energy	Excluded
Parking (shared)	Ample
Lease Term	5 years (minimum)
Occupancy	January 2021

## AVAILABLE AREA\*

<b>Available Area Total</b>	<b>5,043 ft<sup>2</sup></b>
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*\* The area is approximate and subdividable*





## FEATURES



Construction  
1991



Renovation  
2019



Zoning  
CA-650

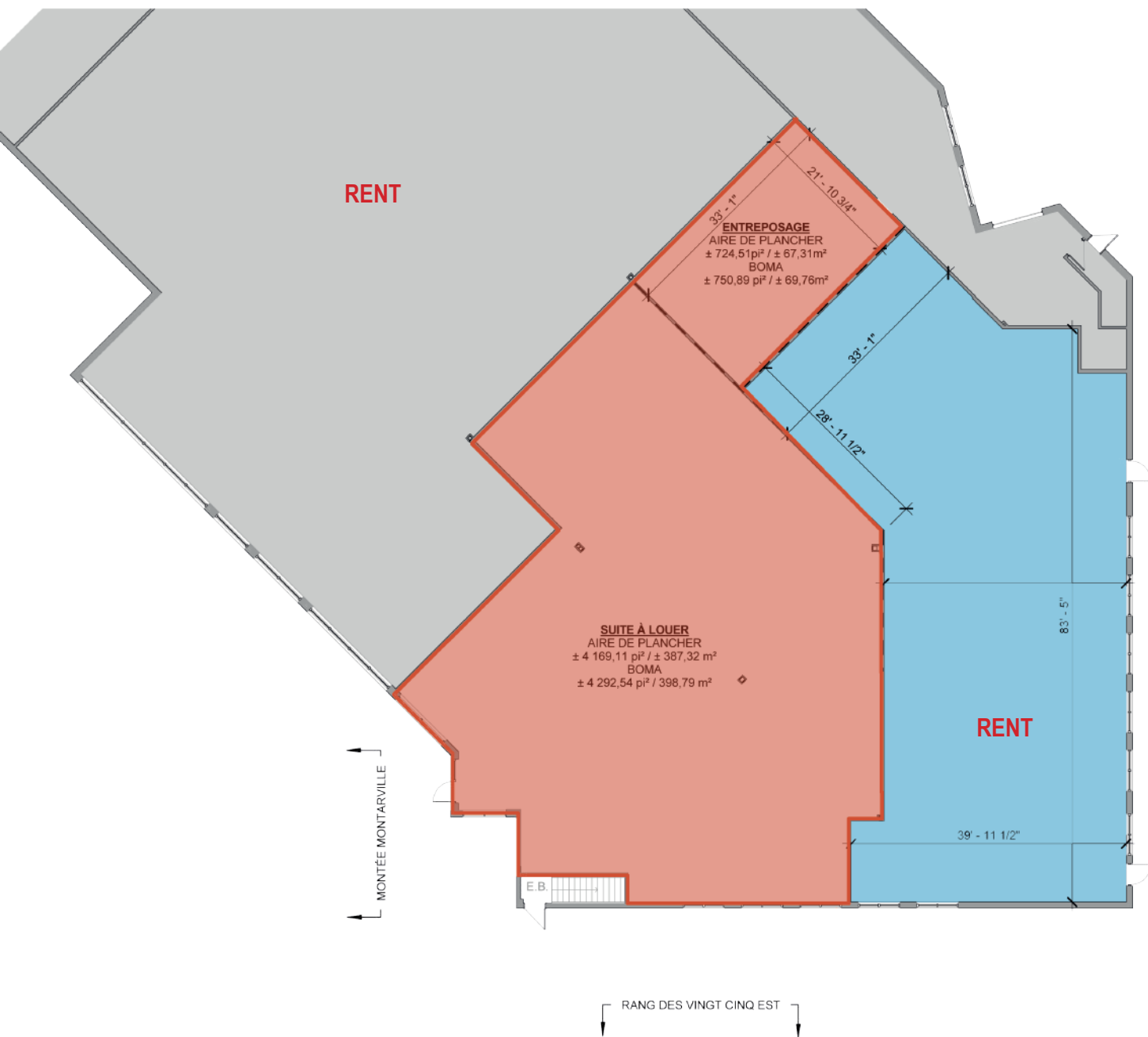


Lot #  
2 415 957



A/C  
Yes

# PLAN



± 5,043 ft<sup>2</sup>



## 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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