

FOR RENT

SAINT-BRUNO-DE-MONTARVILLE

750, Montée Montarville

COMMERCIAL | OFFICE

1,000 ft²

5,043 ft²



Michel LABBÉ

Immobilier Michel Labbé inc.
Certified Real Estate Broker AEO
m.labbe@intercomsi.com

450 655-1334

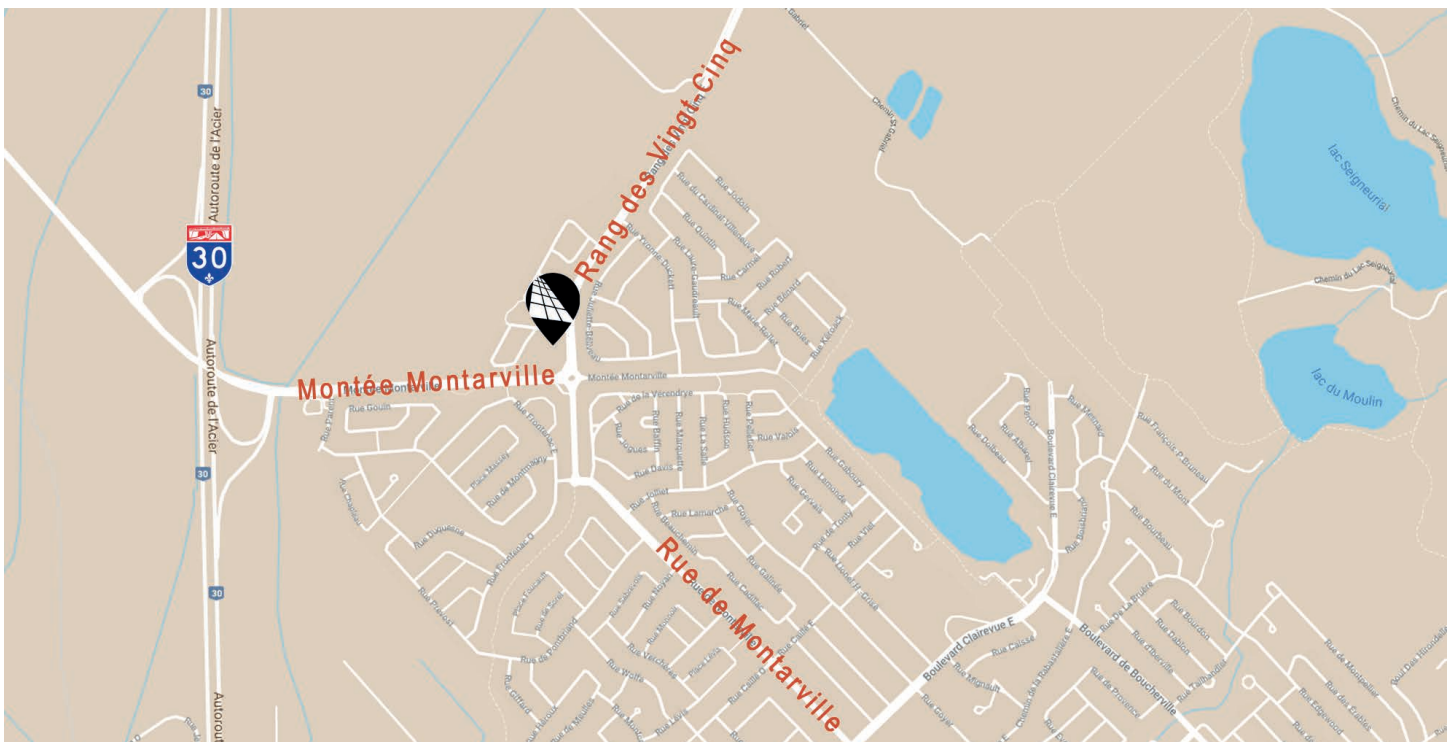
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HIGHLIGHTS


- Located at the entry of the City, in a high-income neighbourhood
- At ± 1.4 km of Highway 30 and at ± 2.5 km of Downtown Saint-Bruno-de-Montarville
- 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)

 44,050 Residents

 16,954 Households

 \$139,224 Average Household Income

©Sitewise - Estimated 2021 Statistics



GENERAL INFORMATION

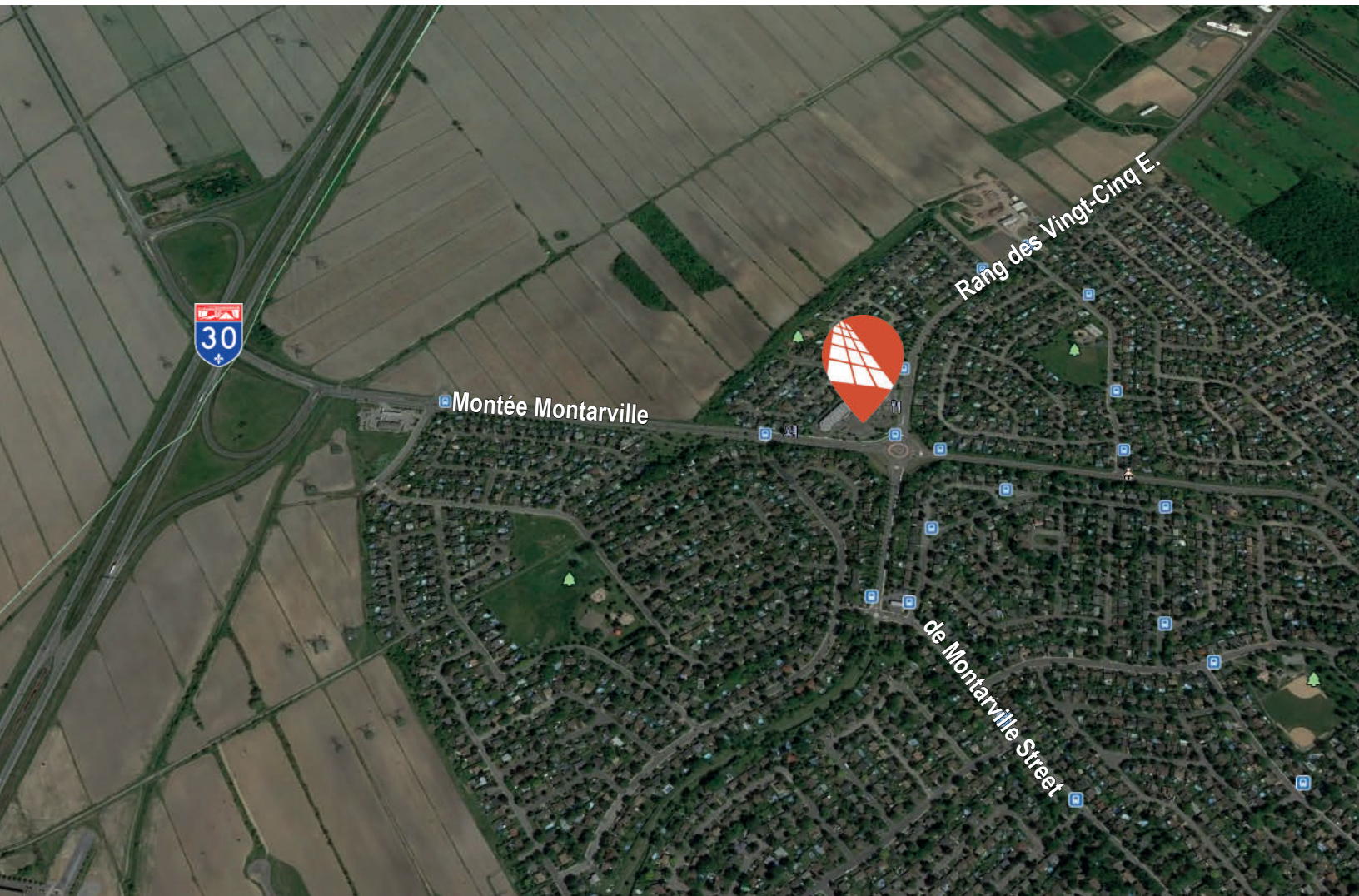
Base Rent	\$13.00 / ft ²
Additional Rent	\$6.15 / ft ²
Electricity / Energy	Excluded

Parking (shared)	Ample
Lease Term	5 years (minimum)
Occupancy	Immediate

AVAILABLE AREAS*

Available Areas	1,000 ft ²
	5,043 ft ²

* These areas are approximate



FEATURES



Construction
1991



Renovation
2019



Zoning
CA-650



Lot #
2 415 957

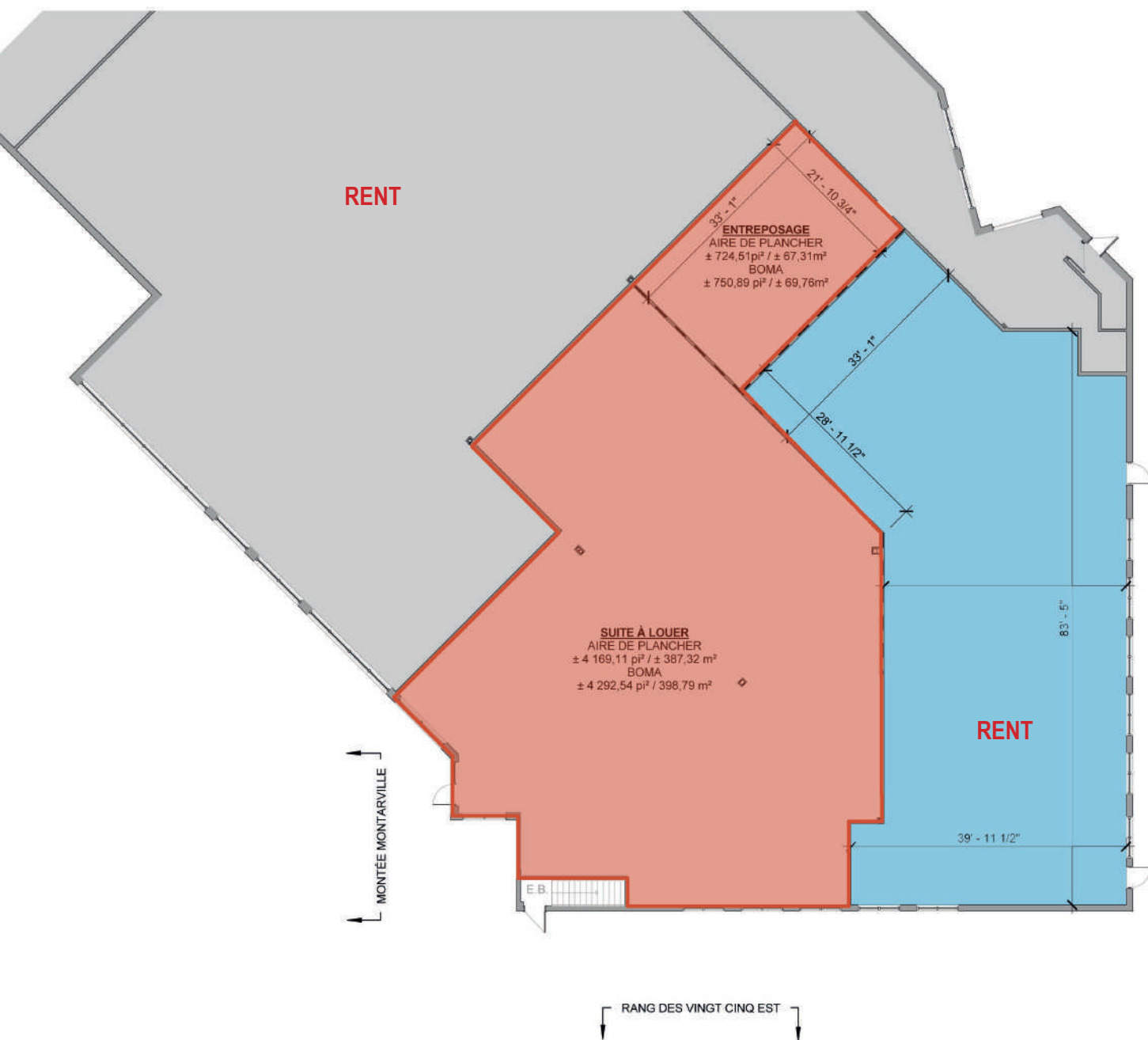


A/C
Yes



MICHEL LABBÉ
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PLAN



± 5,043 ft²

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.



**Michel
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Partner
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