

# FOR RENT

BOUCHERVILLE

150 de Montarville Boulevard

COMMERCIAL-OFFICE

988 and 2,587 ft<sup>2</sup>



Michel LABBÉ

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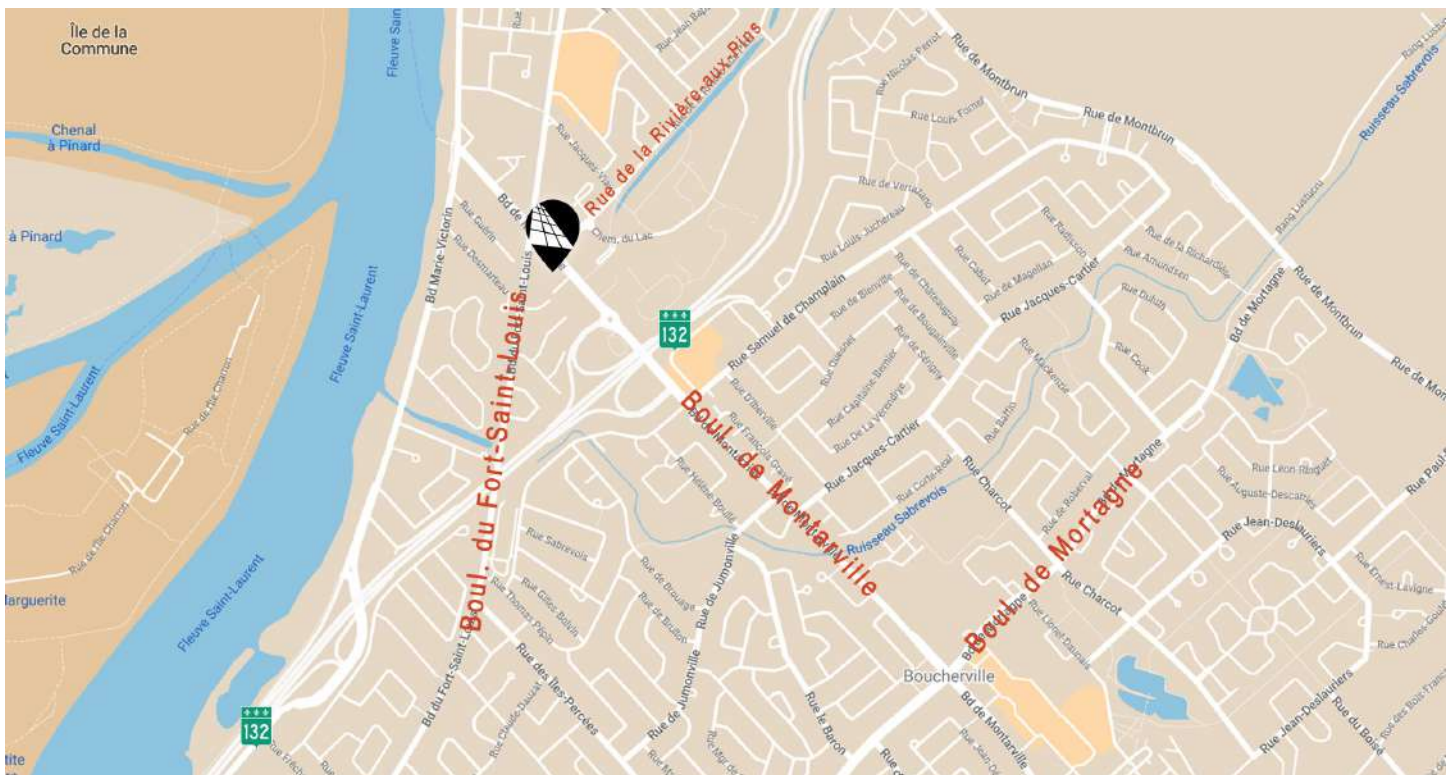
**450 655-1334**

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# HIGHLIGHTS

- Strategic location at the entrance of the City of Boucherville and next to City Hall
- Excellent access to Route 132 and Montarville terminus (RTL)
- Near a residential area
- Fully built-in offices
- Accessible to persons with reduced mobility
- Possibility of exterior signage on pylon
- Tenants in the building: Dental centers (2), Denturologist, Orthodontist and Psychologist



## LOCATION



Public Transit  
#61, 81, 82, 86, 87, 284



Main Roads  
20, 30, 132



Road Bridges  
Louis-H-La Fontaine Tunnel ( $\pm 3$  km),  
Jacques-Cartier Bridge ( $\pm 11$  km) and  
Victoria Bridge ( $\pm 14$  km)

## DEMOGRAPHY (5 km Radius, excluding Montreal)



47,298 Residents



38,060 Daytime Active Population



19,616 Households



\$144,400 Average Household Income

©Sitewise - Estimated 2021 Statistics



MICHEL LABBÉ  
450-655-1334



Local #100



Suite #110



Suite #100

## GENERAL INFORMATION

Gross rent	\$ 35.00 / ft²
Electricity / Energy	Included
Maintenance of rented space	Excluded
Parking (shared)	74 stalls
Lease Term (minimum)	5 years
Availability	Immediate

## AVAILABLE AREAS\*

Suite #110	988 ft²
Suite # 100	2,587 ft²
Suites Level	Ground Floor

\* The areas are leasable and approximate

### Neighbouring tenants:



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## FEATURES



Construction  
1979



Renovation  
2012



Zoning  
C-203 (commercial)



Lot #  
2 277 478



A/C  
Yes



Heating  
Electricity

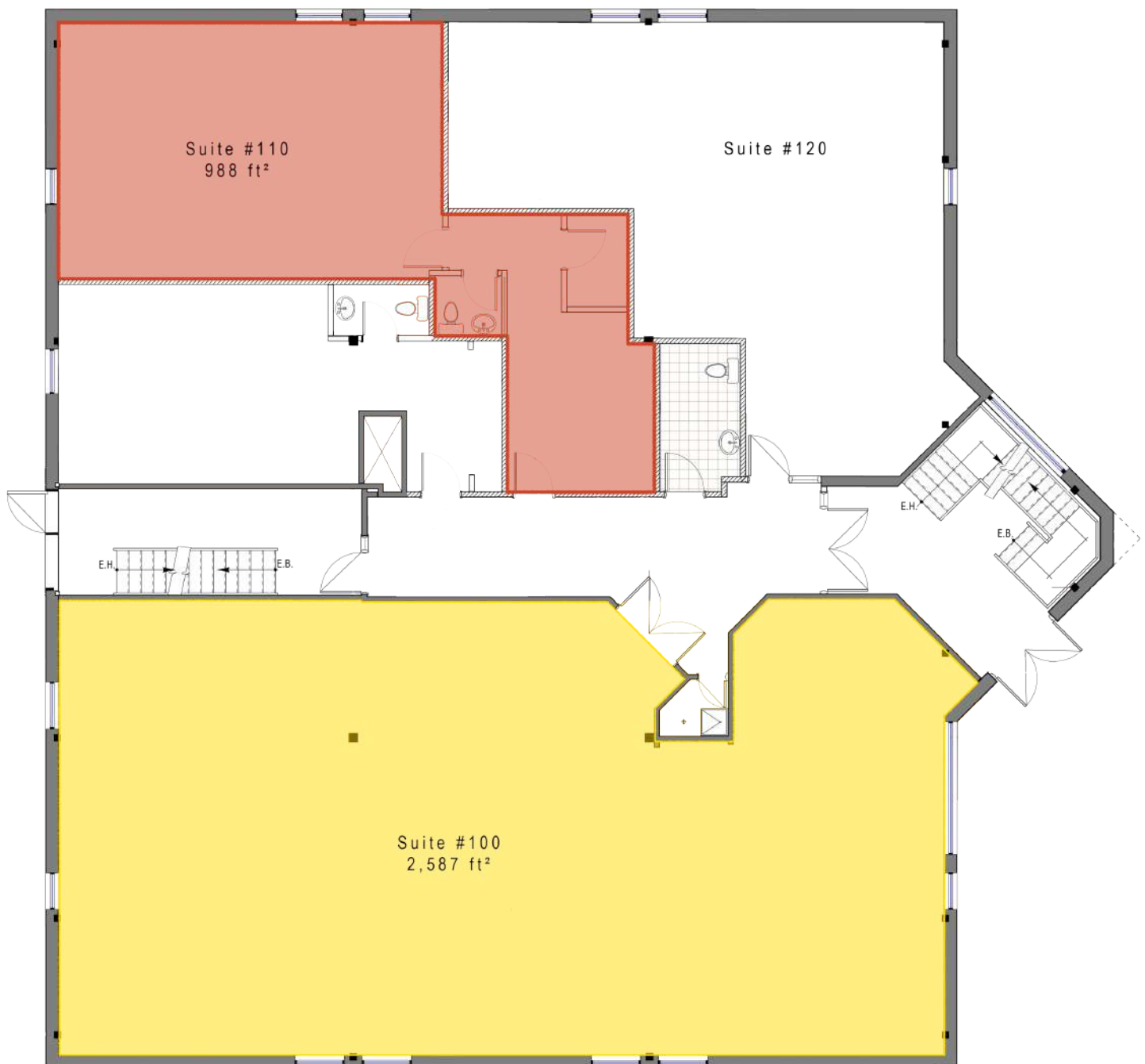


W/C  
Private / Public



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# PLAN



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## 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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