

# FOR RENT

**PIERREFONDS**

14 920, Pierrefonds Boulevard

**COMMERCIAL**

2,000 to 5,000 ft<sup>2</sup>



**Suzy PARENT**

Certified Real Estate Broker AEO

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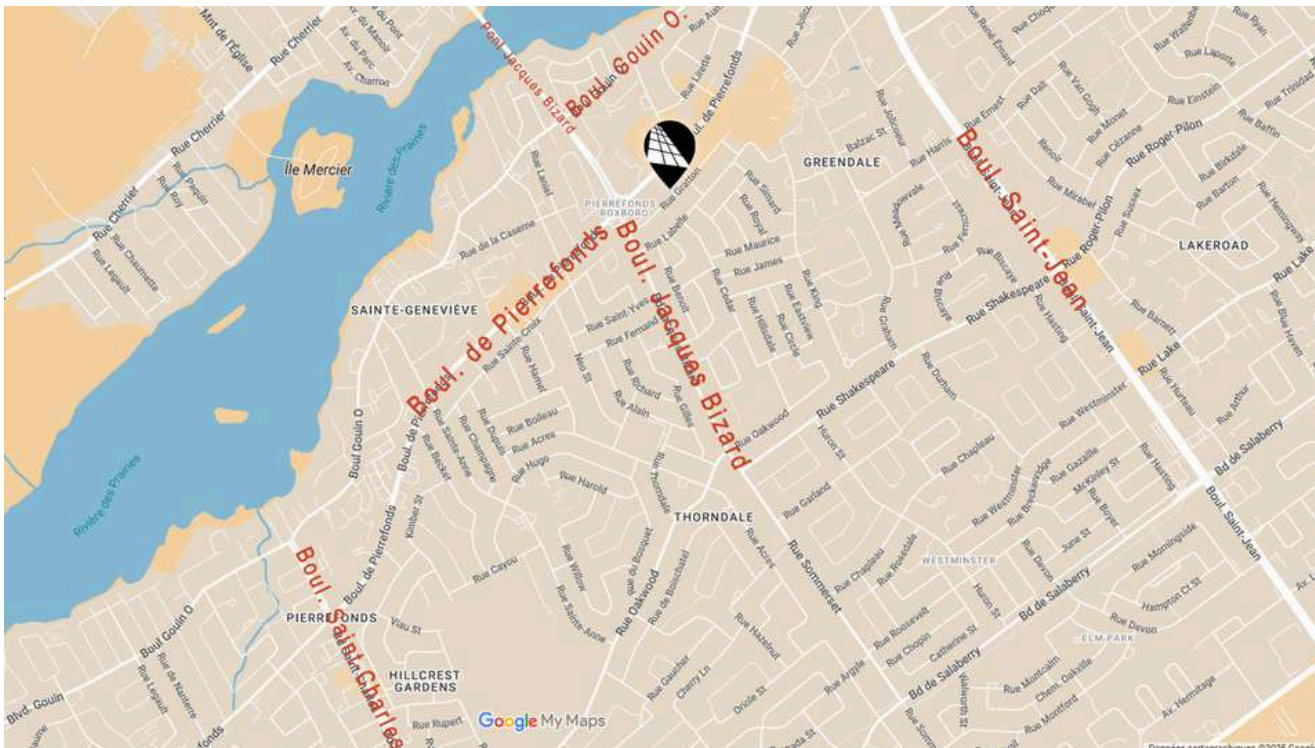


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# HIGHLIGHTS

- ±5 km from Highway 40 and Fairview Pointe-Claire shopping center
- Easily accessible via main roads, Saint-Charles and Saint-Jean boulevards
- Located on a major commercial artery on the West Island of Montreal
- Close to many services, including Mondou, Club Piscine, Pharmaprix, Maxi, Dollorama
- Premises can be customized to suit your needs



## LOCATION



Public Transit  
68, 376, 407, 468, 470



Main Roads  
H40



Road Bridges  
Jacques Bizard Bridge (±1,3 km) and  
Louis-Bisson Bridge (±12 km)

## DEMOGRAPHY

(5km radius, excluding Laval)



152,077 Residents



138,986 Daytime Active Population



54,832 Households



\$143,887 Average Household Income

Sitewise - Estimated 2024 Statistics



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450 655-1334





## GENERAL INFORMATION

Net Rent	\$28.00 / ft <sup>2</sup>
Additional rent (2024)	\$9.00 / ft <sup>2</sup>
Electricity / Energy	Excluded

Parking (shared)	Ample
Rental period (min.)	10 years
Availability	To be negotiated

## AREAS

(approximations))

Available Suite	2,000 ft <sup>2</sup> to 5,000 ft <sup>2</sup>
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## TECHNICAL POINTS



Construction  
1985



Lot #  
3 376 909



Zoning  
C-4-276



Clear Height  
10' to 20'



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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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