# FOR SUBLEASE

**MONTREAL (SAINT-LÉONARD)** 

8453-8455, Langelier boulevard

**COMMERCIAL** 

± 29,199 ft<sup>2</sup>



Marie-Andrée DEMERS

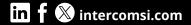
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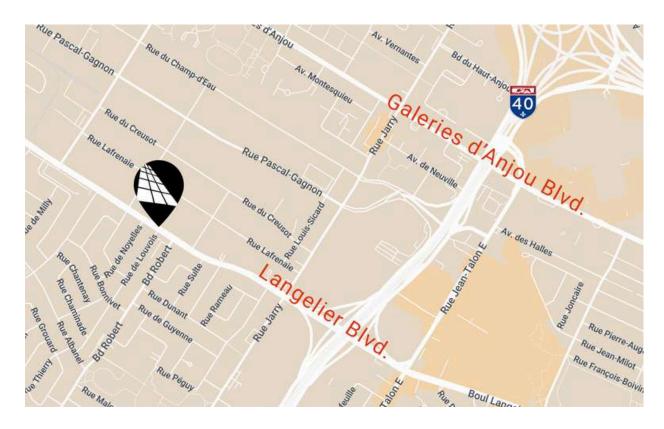
INTERCOM SERVICES IMMOBILIERS Agence immobilière

450 655-1334



#### **HIGHLIGHTS**

- Close to Metropolitan Blvd. E. (Highway 40), in the St-Léonard Industrial Park
- Approximately 2 km from Galeries d'Anjou
- High traffic area nearby, an estimated 110,000 vehicle passages per day (Atlas du Transport)
- Ideal space for retail business requiring a large storage area
- Mezzanine for additional storage and kitchenette
- Building accessible via Lafrenaie Street and Langelier Boulevard



#### **LOCATION**



Public Transit 33, 192



Main Roads A40, A25



Louis-H. Lafontaine Tunnel (±7.6 km) et Jacques-Cartier Bridge (±12.7 km)

## **DEMOGRAPHY**

3 km Radius



158,440 Residents



172,660 Daytime Active Population



61,337 Households



\$ 91,913 Average Household Income

Sitewise - Estimated 2025 Statistics







#### **GENERAL INFORMATION**

AVAILABLE AREA

(approximate)

Base Rent  $$14.35 / ft^2$ 

**Total** ±29,199 ft<sup>2</sup>

Additional Rent

 $$2.00 / ft^2$  Warehouse  $\pm 24,199 ft^2$ 

Electricity / Energy

Excluded **Selling area** ±5,000 ft<sup>2</sup>

Parking (shared)

Ample

Availibility

Immediate

End of lease

October 2026

## **POINTS TECHNIQUES**



Construction 1963



Lot # 1 335 194



Zoning Commercial





Air conditioning HVAC



Loading docks

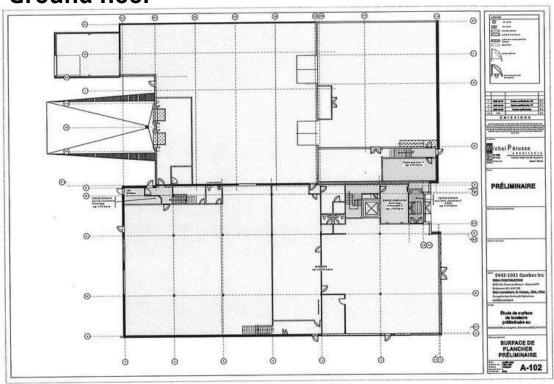
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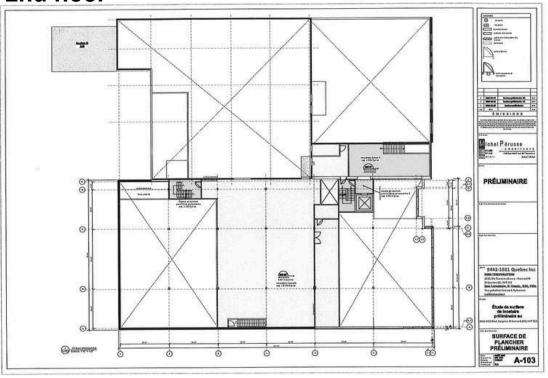
Drive-in door

## **PLAN**

## **Ground floor**



## 2nd floor



### A REAL ESTATE EXPERTISE THAT KEEPS ON GROWING

INTERCOM is there to assist in the decisionmaking 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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