

FOR RENT

BOUCHERVILLE

150 de Montarville Boulevard

COMMERCIAL - OFFICE

1,022 ft²

2,587 ft²



Michel LABBÉ

Certified Real Estate Broker AEO

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450 655-1334

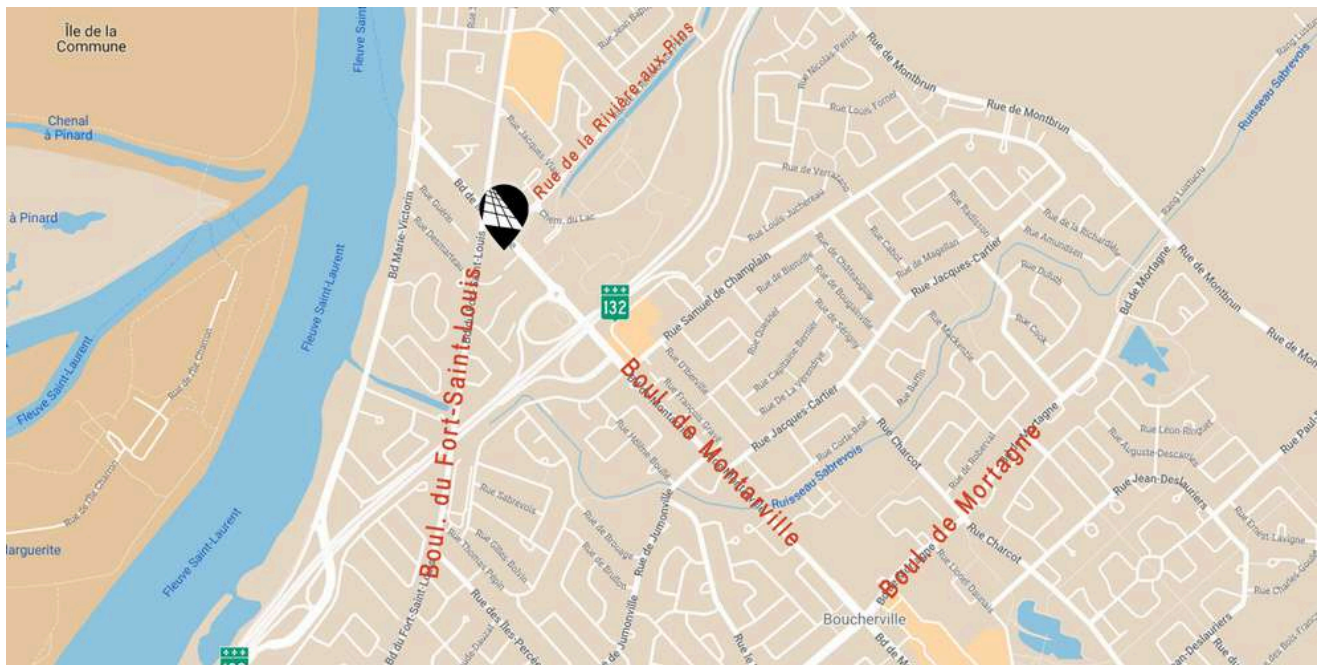


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HIGHLIGHTS

- Strategic location at the entrance to the City of Boucherville and next door to City Hall
- Excellent access to Route 132 and the Montarville terminus (RTL)
- Close to residential area
- Fully equipped premises
- Accessible to people with reduced mobility
- Outdoor signage possible on base
- Neighbouring tenants: dental centers (2), orthodontist and psychologist
- Signage possible on pylon (\$45.00 / month)



LOCATION



Public Transit
61, 80, 81, 82, 85, 180, 284



Main Roads
A20, A30, R132



Road Bridges
Louis-H. Lafontaine Tunnel (±3 km),
Jacques-Cartier Bridge (±11 km) and
Victoria Bridge (±14 km)

DEMOGRAPHY

(5km radius, excluding Montreal)



47,289 Residents



57,478 Daytime Active Population



20,042 Households



\$170,589 Average Income/Household

Sitewise - Estimated 2025 Statistics



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GENERAL INFORMATION

Net Rent	\$18.00 / ft ²
Additional Rent	\$15.00 / ft ²
Electricity / Energy	Included
Maintenance	Excluded

Parking (shared)	74 stalls
Lease term (minimum)	5 years
Availability	Immediate

AVAILABLE AREAS

(approximatives)

Suite 100	subdividable	2,587 ft ²
Suite 120		1,022 ft ²
Suite level		Ground floor

Neighboring tenants :



DR D.GOLD-GOSSELIN
DRE S.LABBÉ
Orthodontistes



POINTS TECHNIQUES



Construction
1979



Renovation
2012



Zoning
C-203 (Commercial)



Lot #
2 277 478



A/C
Yes

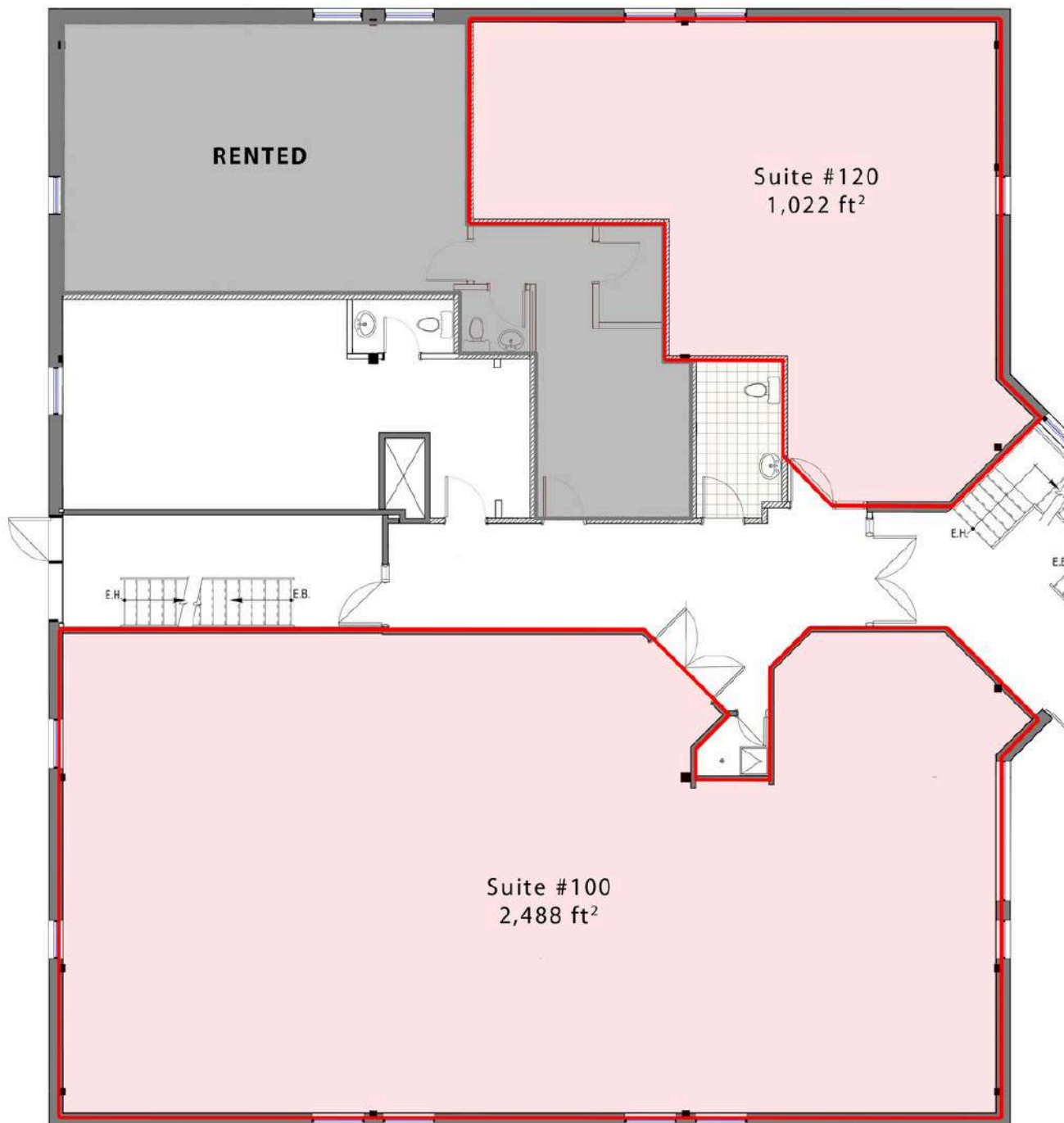


Heating
Electricity



W/C
Private / Public

PLAN



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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June 19th, 2025