

FOR RENT

BOUCHERVILLE

1000 de Montarville Boulevard

COMMERCIAL | OFFICE

1,528 ft²



Michel LABBÉ

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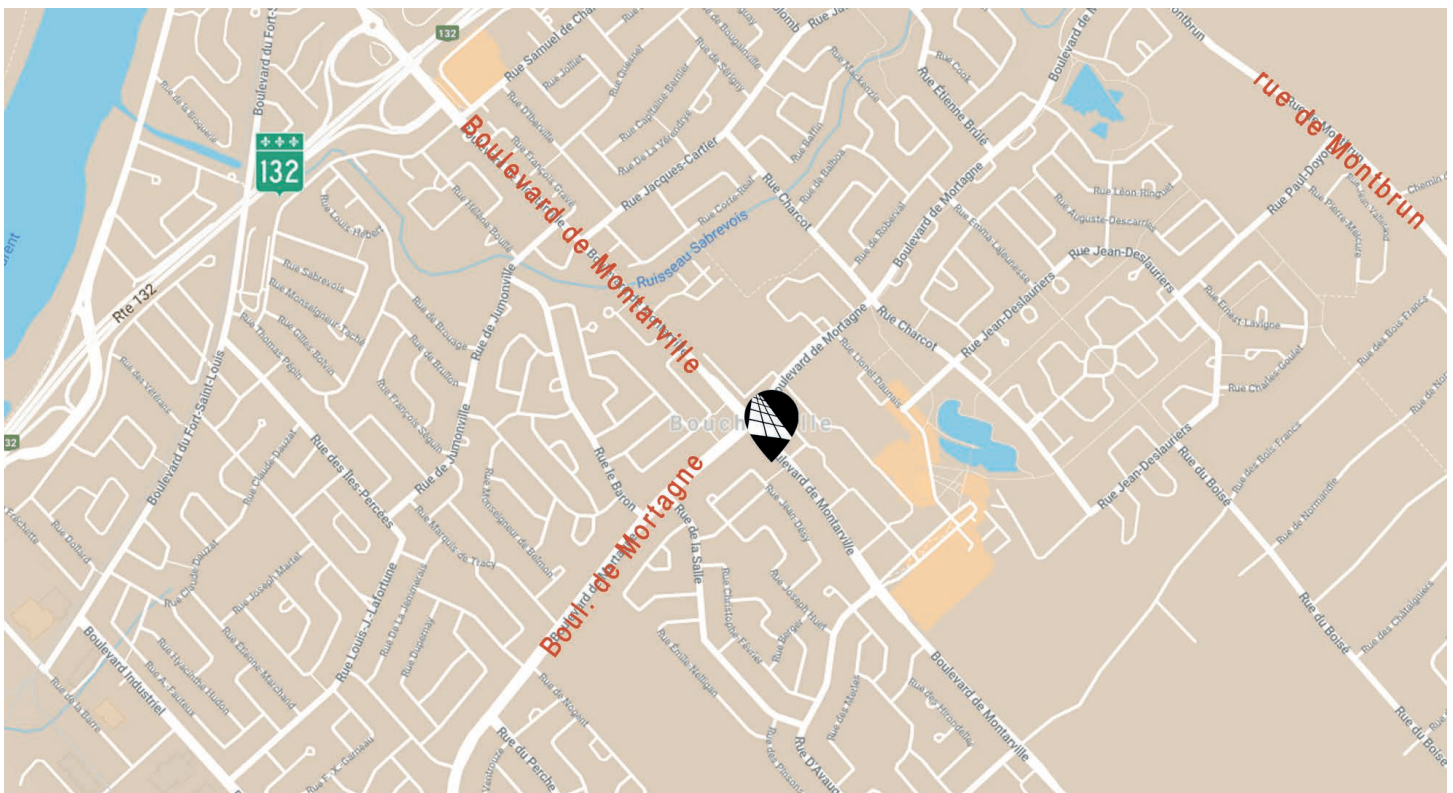
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HIGHLIGHTS


- Located in the heart of Boucherville, near all services, restaurants, banks, coffee shops, etc
- In front of the “Promenades Montarville” Mall
- Neighbouring “De Mortagne” High School (2,281 students)
- Office space ideal for professional and/or retail trade
- Abundant fenestration and luminous area
- Renovation 2018
- Signage available on building
- **Neighbouring tenants:** Familiprix, Service médical Privé, Notary, Travel agency



LOCATION

 Public Transit
#61, 80, 83, 84, 86, 180

 Main Roads
H20, H30, R132

 Road Bridge
Tunnel Louis-H.-La Fontaine (5 km)

DEMOGRAPHY (5 KM Radius)

 54,745 Residents

 22,972 Households

 \$142,544 Average Household Income

©Sitewise - Estimated 2020 Statistics



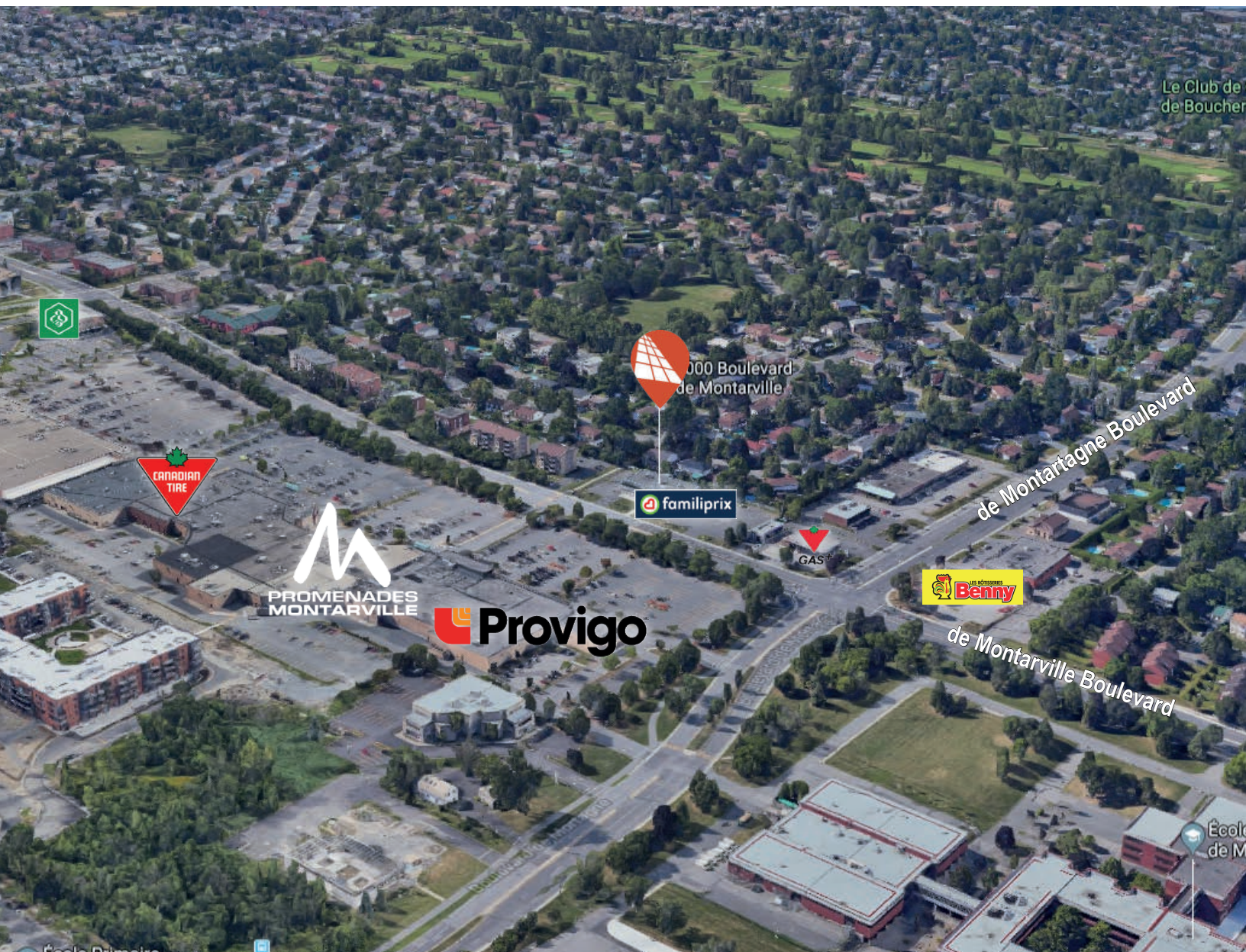
GENERAL INFORMATION

Base rent	\$23.00 / ft ²
Additional rent	\$7.00 / ft ²
Electricity / Energy	Excluded
Parking (shared)	62 stalls
Lease term	5 years (minimum)
Availability	Immediate

AVAILABLE AREA*

Total leasable area	1,528 ft²
Floor level	Ground Floor

**These areas are approximate*



FEATURES



Construction
1988



Renovation
2018



A/C
Yes



Zoning
C-601

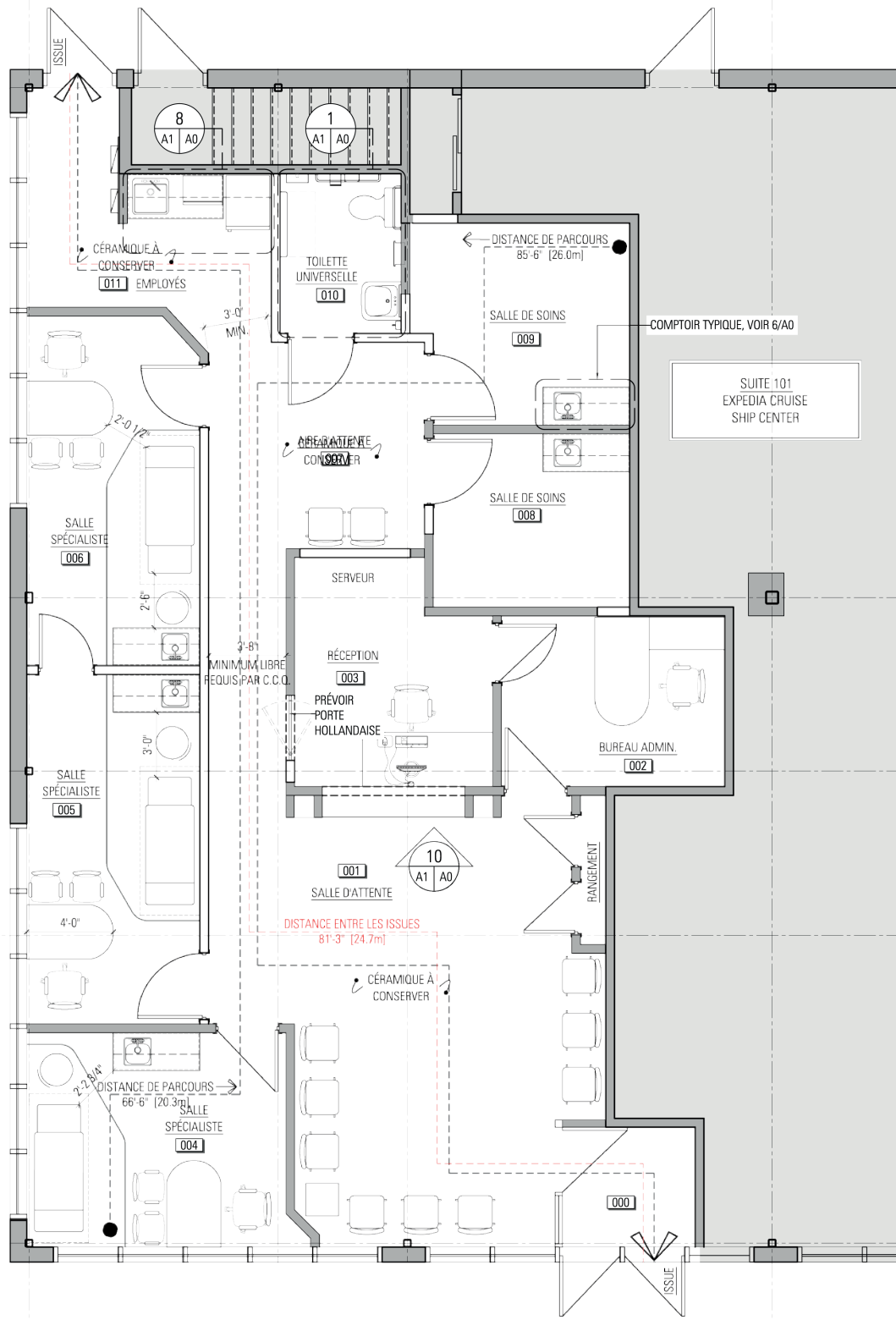


Lot #
2 278 949



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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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