

FOR RENT

MONT-SAINT-HILAIRE
365, Sir-Wilfrid-Laurier Boulevard

COMMERCIAL
1,400 ft²



Michel LABBÉ

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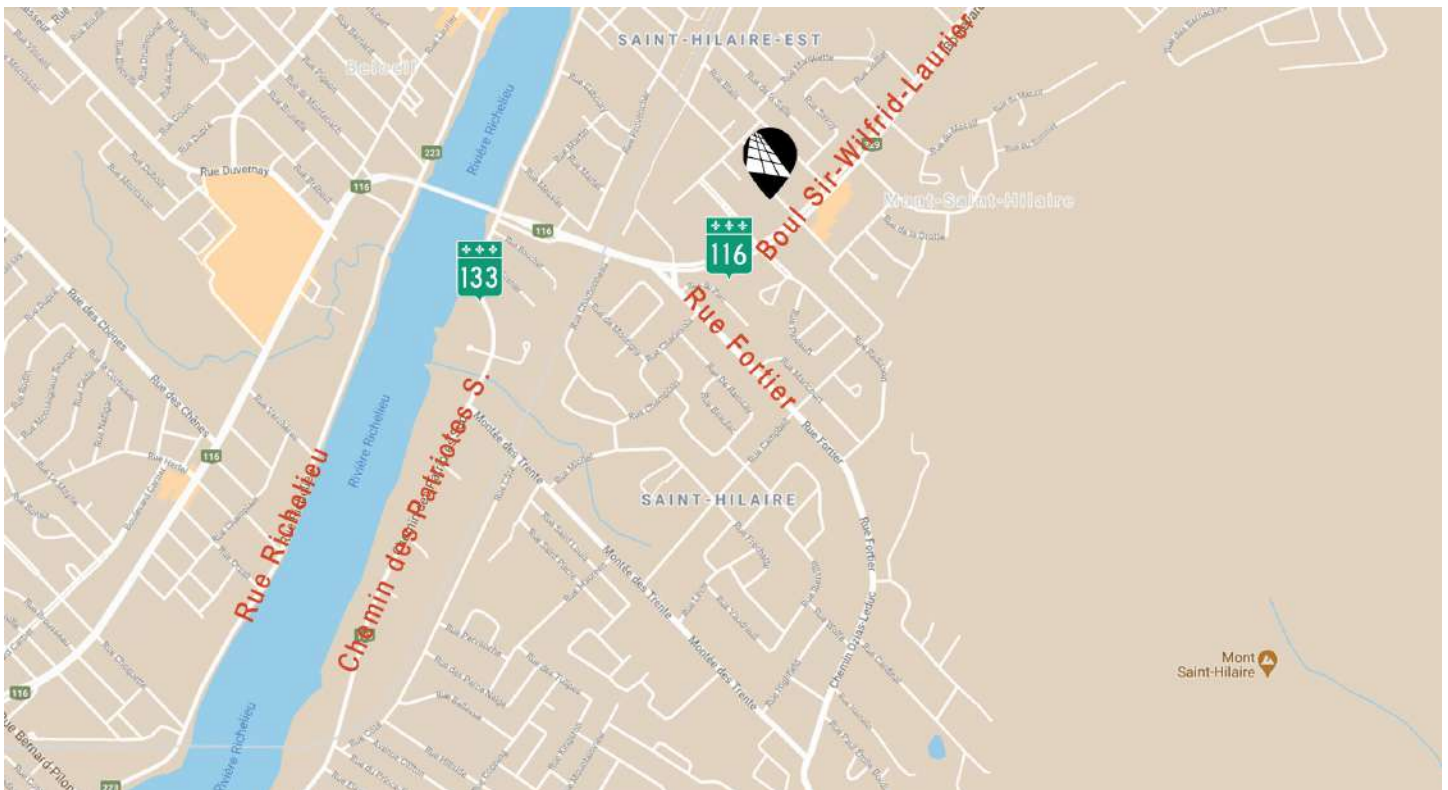
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HIGHLIGHTS

- Rare opportunity in this market
- This commercial space is ideal for a local business
- Abundant fenestration and luminous space
- Possibility of outside terrace
- Square commercial space, easy built-in
- Universal accessibility
- Exterior signage available
- Near residential area
- Located on Route 116 (Sir-Wilfrid-Laurier Boulevard), in the heart of the city



LOCATION


 Public Transit
#20, 200, 300

 Train Station
Exo3 | Mont-Saint-Hilaire Station (3 km)

 Main Roads
A20, R116, R133

DEMOGRAPHY (5 KM Radius)

 56,358 Residents

 22,750 Households

 \$112,444 Average Household Income

©Sitewise - Estimated 2020 Statistics



GENERAL INFORMATION

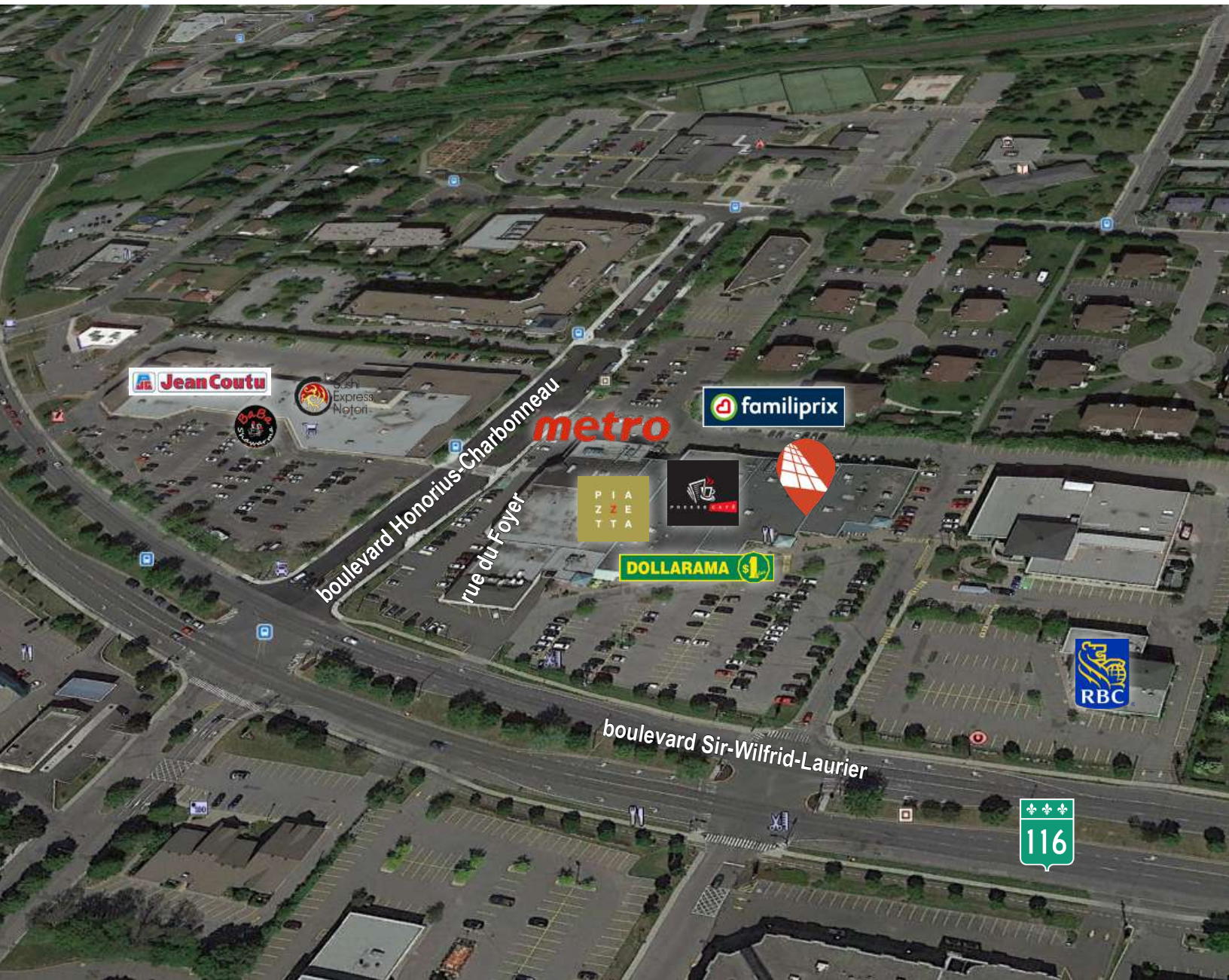
Net Rent	\$22.00 / ft ²
Additional Rent	\$8.00 / ft ²
Electricity / Energy	Excluded
Parking (shared)	Ample
Lease Term	5 years
Availability	Immediate

AVAILABLE AREA*

Usable Net Area	1,400 ft²
Suite Number	#110
Suite Level	Ground Floor

**Area is approximate*

Neighbouring tenant's: Métro Grocery, Familiprix, Dollarama, Presse Café, La Piazzetta, Déli Restaurant, Tecnic driving school et Urbain spa.



FEATURES



Zoning
C-15



Lot #
4 426 028



A/C
Yes

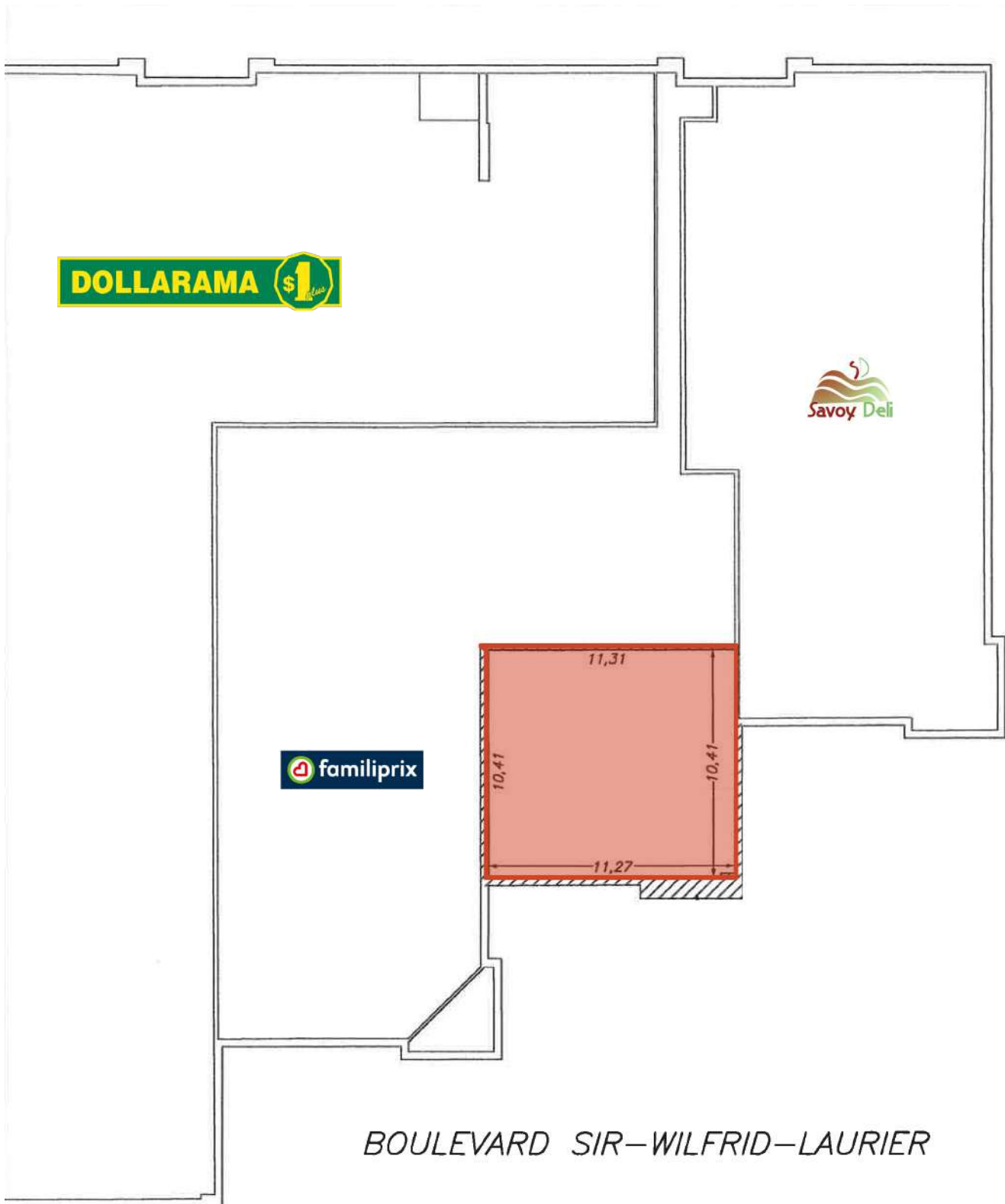


Clear height
± 14'



Sprinklers
Yes

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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