

# FOR RENT

**BOUCHERVILLE**

650, de Montbrun Street

COMMERCIAL | OFFICE

2,657 ft<sup>2</sup>



**Suzy PARENT**

Partner

Certified Real Estate Broker AEO

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**450 655-1334**



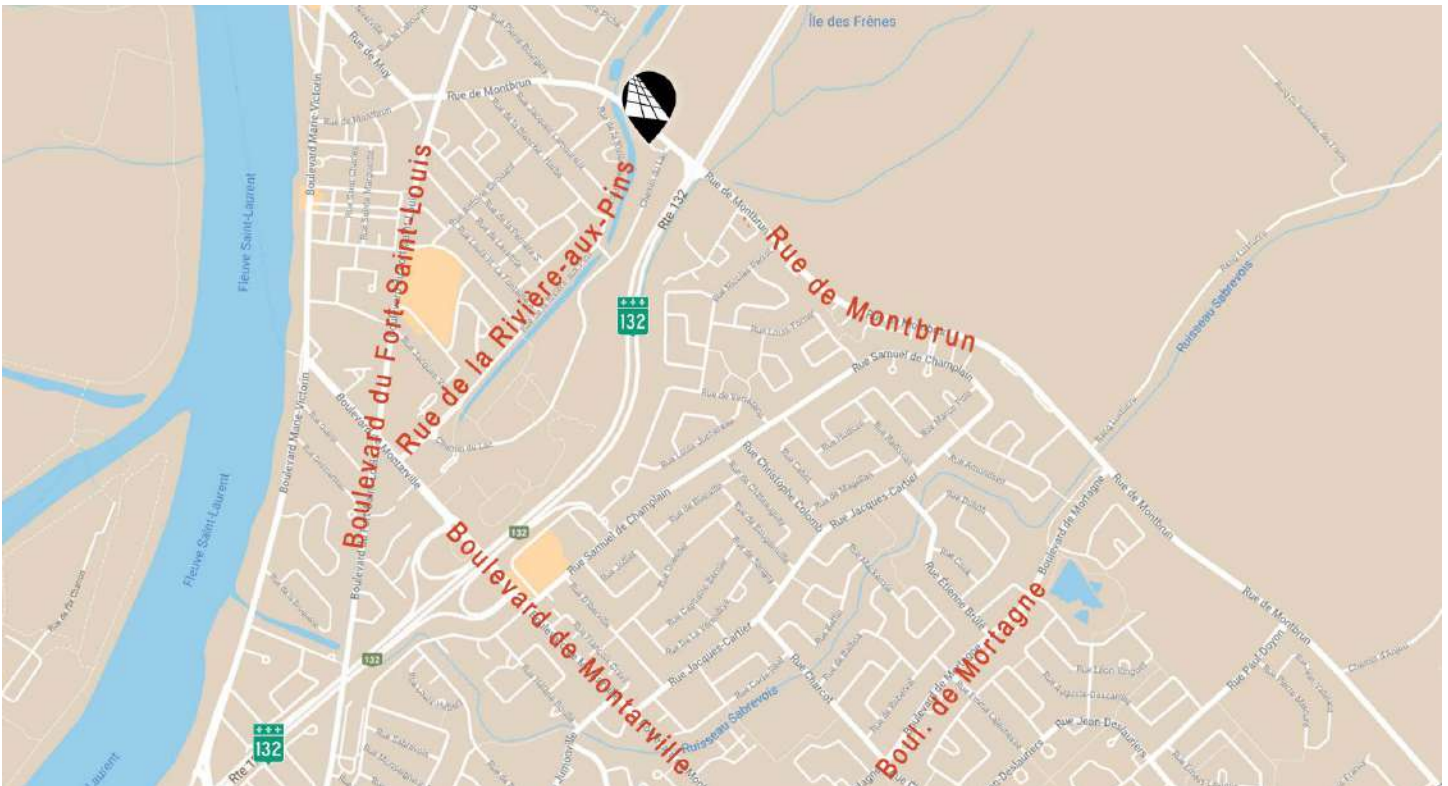
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# HIGHLIGHTS

- Located on a main road (de Montbrun Street)
- Easy access to:
  - Route 132 (± 200 m)
  - Highway 20 ( ±5 km)
- Near a residential area
- Nearby main services: restaurants, gas station, daycare, etc.
- Office space ideal for professional and/or local commerce
- Abundant windows, luminous area
- Available for person with limited mobility, with elevator
- Exterior signage available on building and pylon sign (\$)



## LOCATION


 Public Transit (RTL / Exo)  
#61, 81, 82, T90 / #720, 722, 721, 723

 Main Roads  
A20, R132

 Road Bridges  
Louis-H.-La Fontaine Tunnel (±5 km) and Jacques-Cartier Bridge (±13 km)

## DEMOGRAPHY (5 KM Radius)

 44,670 Residents

 17,926 Households

 \$143,219 Average Household Income

©Sitewise - Estimated 2021 Statistics



## GENERAL INFORMATION

Net Rent	To come
Additional Rent (2021)	\$7.65 / ft <sup>2</sup>
Electricity / Energy	Excluded
Parking	Ample
Lease Term	Minimum 5 years
Availability	January 1 <sup>st</sup> , 2022

## AVAILABLE AREA\*

Suite #201 (2 <sup>nd</sup> floor)	2,657 ft <sup>2</sup>
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*\* The area is approximate*



## FEATURES



Construction  
1989



Zoning  
C-165



Lot #  
2 510 116



A/C  
Yes



Elevator  
1



W/C  
Public



## 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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