

FOR RENT

BOUCHERVILLE
150 de Montarville Boulevard

COMMERCIAL-OFFICE
2,587 ft²



Michel LABBÉ

Immobilier Michel Labbé inc.
Certified Real Estate Broker AEO
m.labbe@intercomsi.com

450 655-1334

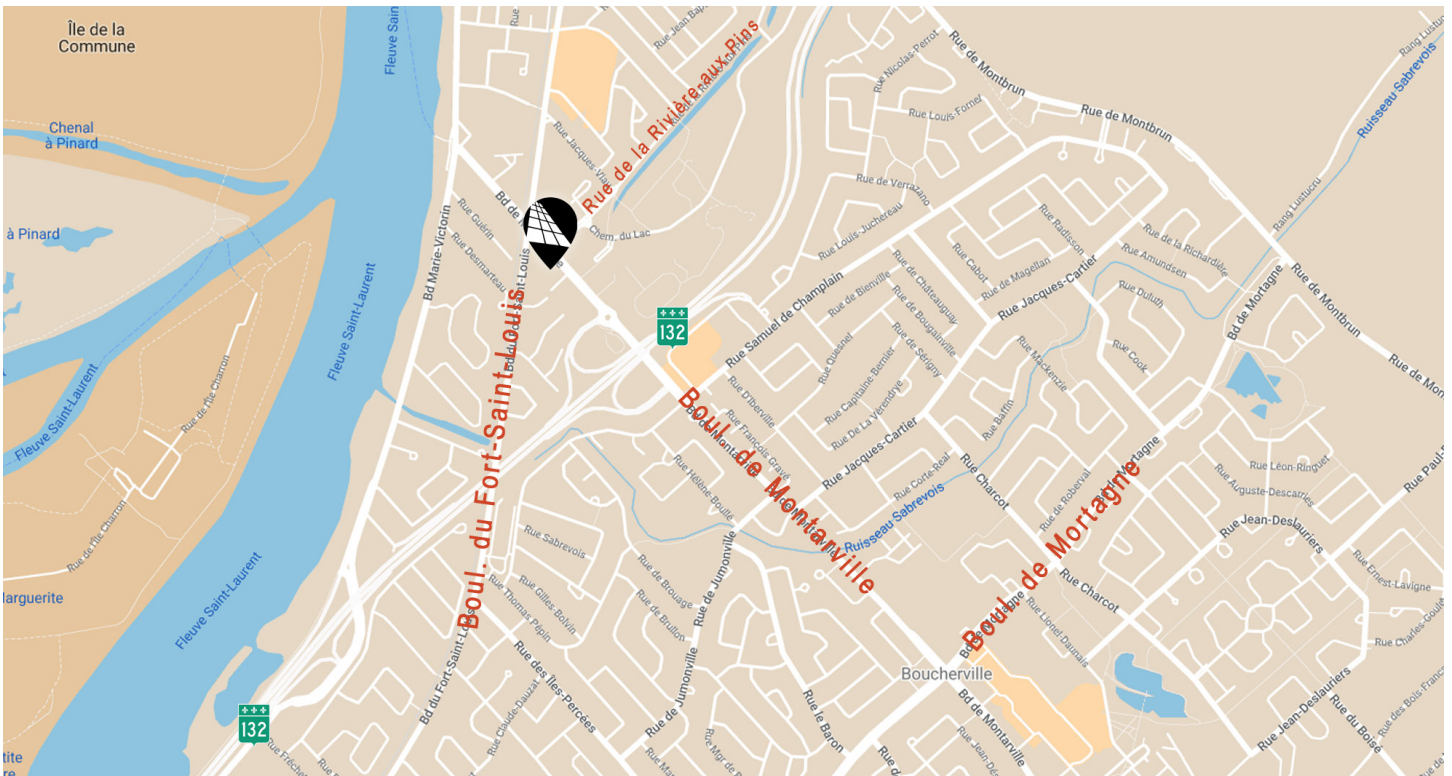


INTERCOM
SERVICES IMMOBILIERS
Agence immobilière

 intercomsi.com

HIGHLIGHTS





- Strategic location at the entrance of the City of Boucherville and next to City Hall
- Excellent access to Route 132 and Montarville terminus (RTL)
- Near a residential area
- Fully built-in commercial space
- Accessible to persons with reduced mobility
- Possibility of exterior signage on pylon
- Tenants in the building: Dental centers (2), Denturologist, Orthodontist and Psychologist
- Signage on pylon possible (\$45.00 / month)



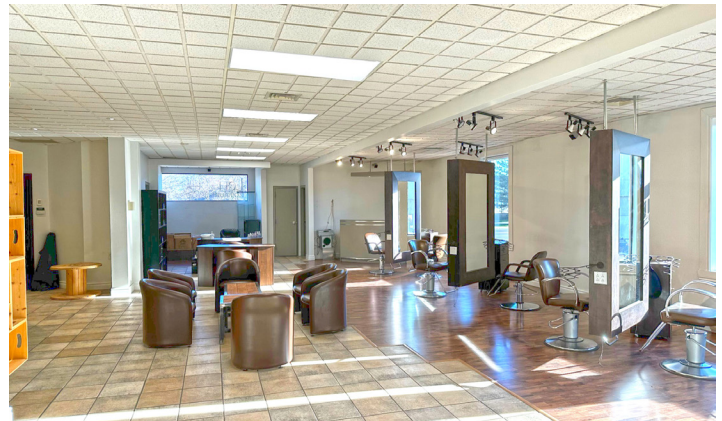
LOCATION

-  Public Transit
#61, 81, 82, 86, 87, 284
-  Main Roads
20, 30, 132
-  Road Bridges
Louis-H-La Fontaine Tunnel (± 3 km),
Jacques-Cartier Bridge (± 11 km) and
Victoria Bridge (± 14 km)

DEMOGRAPHY (5 km Radius, excluding Montreal)

-  47,493 Residents
-  38,750 Daytime Active Population
-  20,177 Households
-  \$161,617 Average Household Income

©Sitewise - Estimated 2023 Statistics



GENERAL INFORMATION

Net Rent	\$ 18.00 / ft ²
Additional Rent	\$ 15.00 / ft ²
Electricity / Energy	Included
Maintenance of Rented Space	Excluded
Parking (shared)	74 stalls
Lease Term (minimum)	5 years
Availability	Immediate

AVAILABLE AREA*

Suite # 100	2,587 ft ²
Subdividable area	Yes
Suite level	Ground Floor

* The area is leasable and approximate

Neighbouring tenants:





FEATURES



Construction
1979



Renovation
2012



Zoning
C-203 (commercial)



Lot #
2 277 478



A/C
Yes



Heating
Electricity

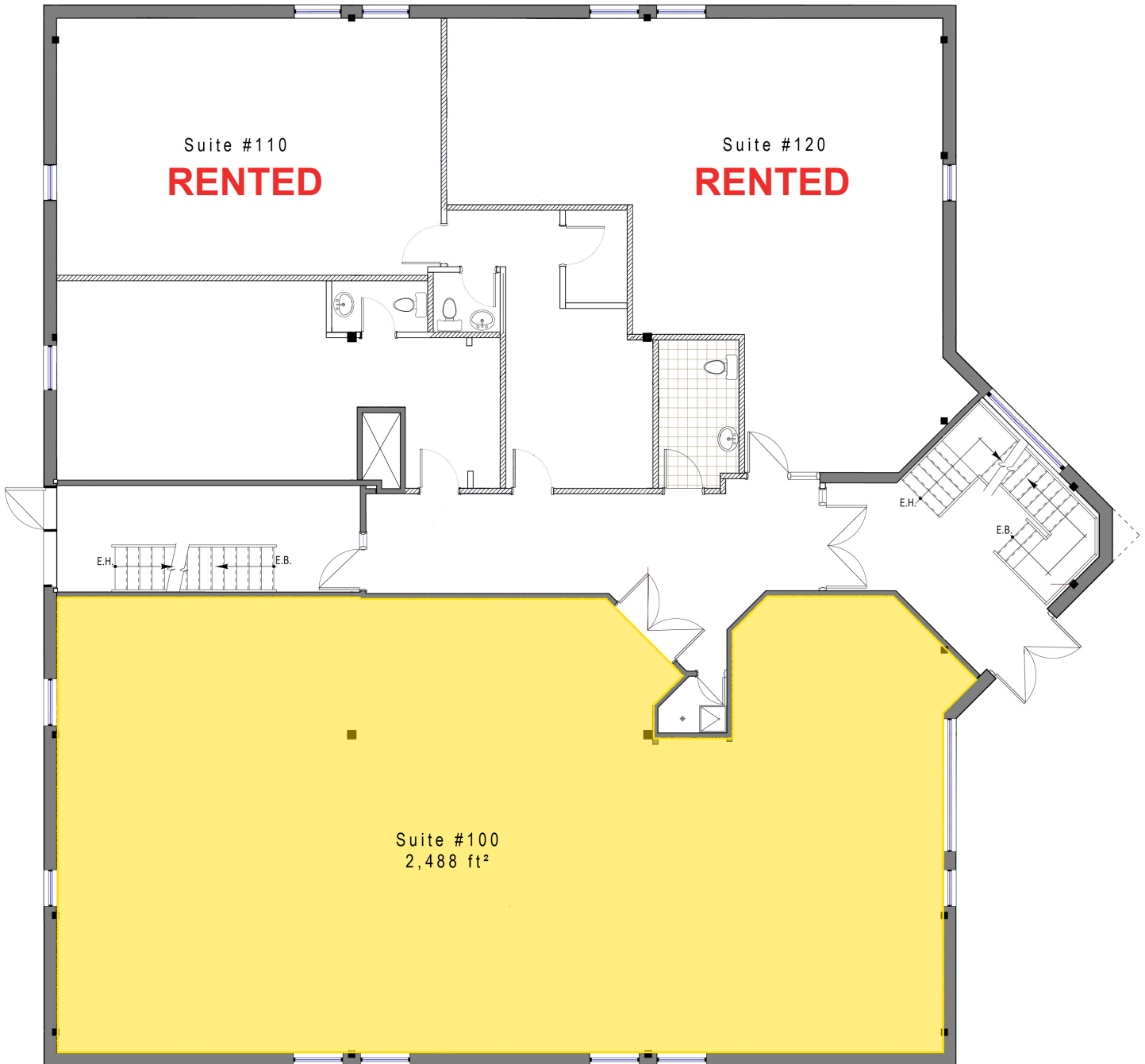


W/C
Private / Public



MICHEL LABBÉ
450-655-1334

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
LABBÉ

Partner
Certified Real Estate Broker AEO
m.labbe@intercomsi.com

450 655-1334



INTERCOM
SERVICES IMMOBILIERS
Agence immobilière