

# FOR RENT

**PIERREFONDS**

14 920, Pierrefonds Boulevard

**COMMERCIAL**

2,000 to 5,000 ft<sup>2</sup>



Suzy PARENT

Certified Real Estate Broker AEO  
s.parent@intercomsi.com

Sébastien MORISSETTE

Real Estate Broker  
s.morissette@intercomsi.com



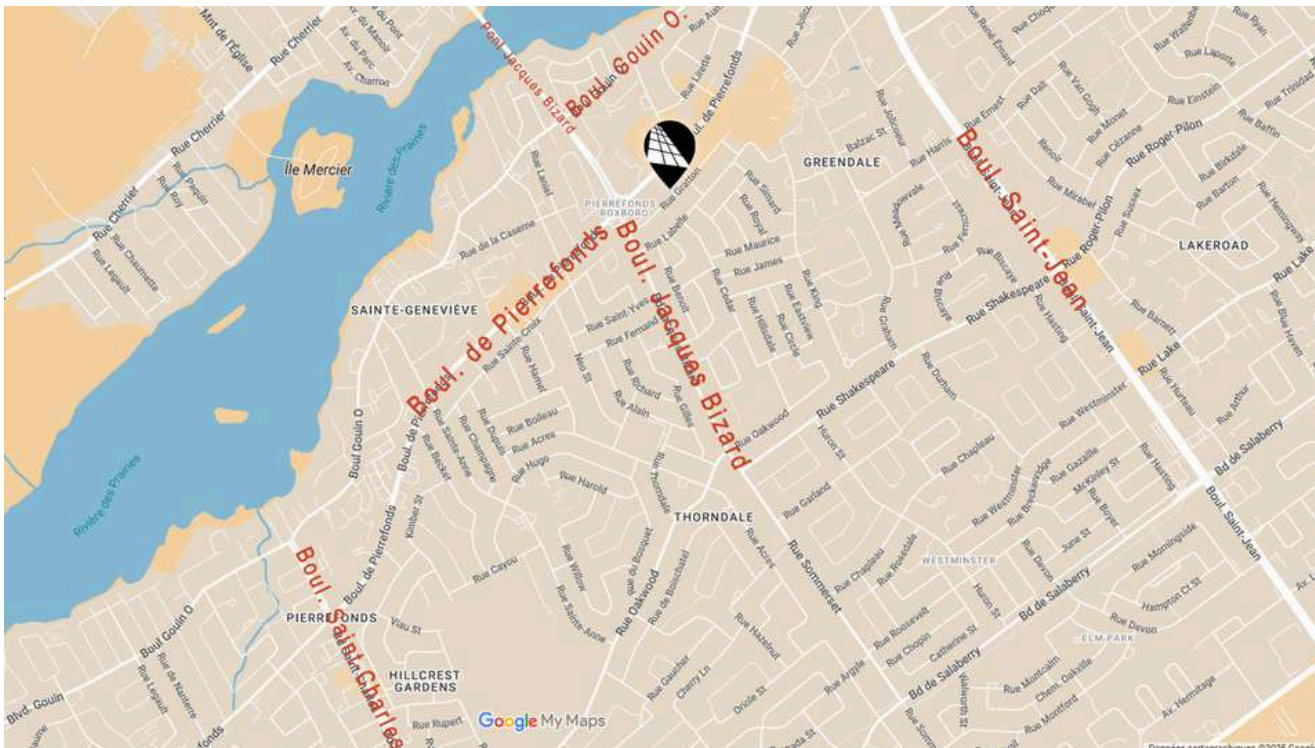
**INTERCOM**  
SERVICES IMMOBILIERS  
Agence immobilière

**450 655-1334**

   intercomsi.com

# HIGHLIGHTS

- ±5 km from Highway 40 and Fairview Pointe-Claire shopping center
- Easily accessible via main roads, Saint-Charles and Saint-Jean boulevards
- Located on a major commercial artery on the West Island of Montreal
- Close to many services, including Mondou, Club Piscine, Pharmaprix, Maxi, Dollorama
- Premises can be customized to suit your needs



## LOCATION



Public Transit  
68, 376, 407, 468, 470



Main Roads  
H40



Road Bridges  
Jacques Bizard Bridge (±1,3 km) and  
Louis-Bisson Bridge (±12 km)

## DEMOGRAPHY

(5km radius, excluding Laval)



152,077 Residents



138,986 Daytime Active Population



54,832 Households



\$143,887 Average Household Income

Sitewise - Estimated 2024 Statistics



SÉBASTIEN MORISSETTE  
450 655-1334

SUZY PARENT





## GENERAL INFORMATION

Net Rent	\$28.00 / ft <sup>2</sup>
Additional rent (2024)	\$9.00 / ft <sup>2</sup>
Electricity / Energy	Excluded

Parking (shared)	Ample
Rental period (min.)	10 years
Availability	To be negotiated

## AREAS

(approximations))

Available Suite	2,000 ft <sup>2</sup> to 5,000 ft <sup>2</sup>
-----------------	---



## TECHNICAL POINTS



Construction  
1985



Lot #  
3 376 909



Zoning  
C-4-276



Clear Height  
10' to 20'



SÉBASTIEN MORISSETTE  
s.morissette@intercomsi.com

SUZY PARENT  
s.parent@intercomsi.com



## 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.*



Suzy  
PARENT



Sébastien  
MORISSETTE\*

Partner  
Certified Real Estate Broker  
[s.parent@intercomsi.com](mailto:s.parent@intercomsi.com)

Real Estate Broker  
[s.morissette@intercomsi.com](mailto:s.morissette@intercomsi.com)

**450 655-1334**



**INTERCOM**  
SERVICES IMMOBILIERS  
Agence immobilière

\*Sébastien Morissette Services Immobiliers inc.

This document has been prepared by Intercom Services Immobiliers for advertising and general information only. Intercom Services Immobiliers assumes no responsibility for any error or whatsoever omission. This information is submitted to the best of our knowledge and is subject to change without notice. This publication is the copyrighted property of Intercom Services Immobiliers and/or its licensor(s) © 2025 All rights reserved

April 24, 2025