

FOR RENT

ANJOU

7751 Roi-René boulevard

COMMERCIAL

1,500 to 3,000 ft²



Suzy PARENT

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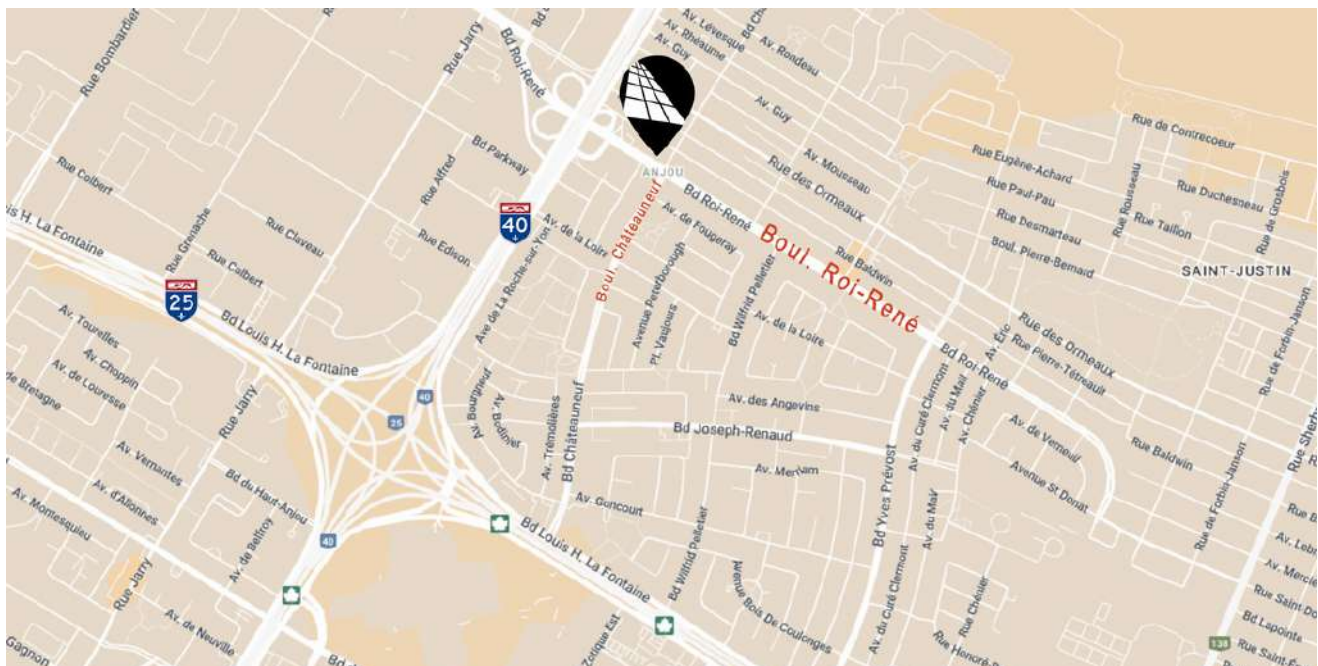
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450 655-1334

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HIGHLIGHTS

- Easily accessible from Highway 40 (Exit 82)
- Located on a main road (Roi-René Blvd)
- Near the future extension of the Montreal Metro Blue Line
- Close to a residential neighborhood
- Construction project currently underway
- Modern architecture with large windows
- Exterior signage available
- Ideal for neighborhood and local businesses



LOCATION



Public Transit
28, 85, 141, 428, 448, 449



Main Roads
H40



Road Bridges
Olivier-Charbonneau Bridge (6.5 km)
and Louis-H.-Lafontaine Tunnel (6.5 km)

DEMOGRAPHY 5 km radius



90,194 Residents



97,388 Daytime Active Population



36,702 Households



\$ 96,942 Average Household Income

Sitewise - Estimated 2025 Statistics



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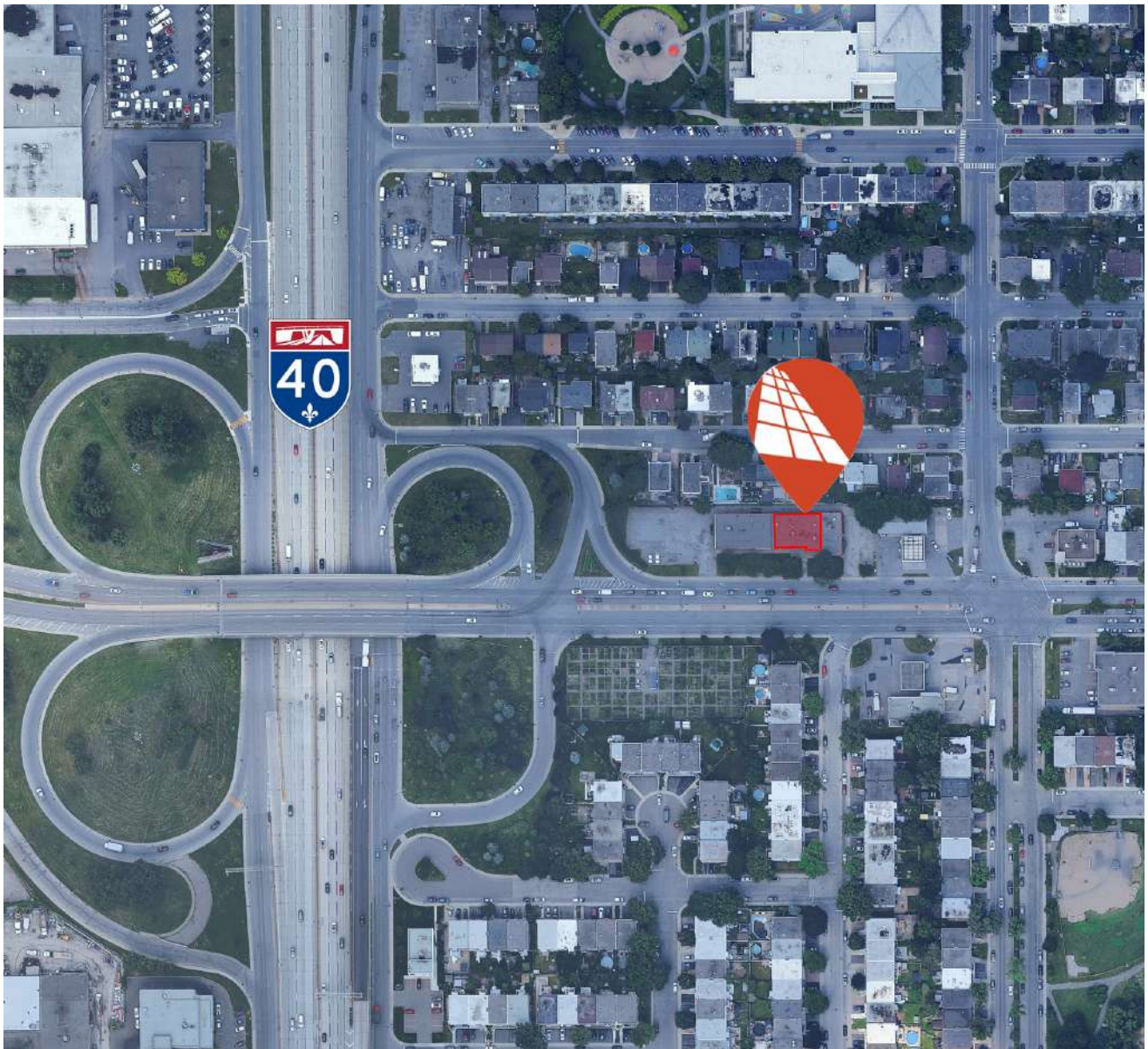
GENERAL INFORMATION

Net rent	To be discussed
Additional rent	21.00 \$ / ft ²
Electricity / Energy	Excluded
Parking (Shared)	36 spaces
Availability	Fall 2025

AVAILABLE AREAS

(approximative)

Space | RDC 1,500 to 3,000 ft²



TECHNICAL POINTS



Construction
Ongoing



Lot #
1 111 925



Zoning
C-404



Air Conditioning
Yes



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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.



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