

PMML

Unit 15759-15761-15763
Retail business

15745 - 15783 Boulevard de Pierrefonds,
Pierrefonds/Roxboro

FOR RENT



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RENTAL SPACE DESCRIPTION

This commercial space of 3,347 sf can be subdivided to suit your needs. The neighbourhood strip mall is located on the very busy Pierrefonds boulevard and benefits from a lot of drive-by traffic. The property has recently undergone a complete facelift and is well managed. The space also benefits from a terrace and a family-oriented tenancy mix.

STRATEGIC AREA FOR

SERVICES OFFERED IN THE BUILDING

Snow removal

AVAILABLE AREA SQ. Ft.

3 347 SQ. Ft.



AVAILABILITY
Now

CONTIGUOUS SPACE
Yes

CONTIGUOUS AVAILABLE AREA
3347 sf

Transit Score
48



Bike Score
77



Walk Score
65



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MAIN ATTRACTIONS OF THE AREA

- This location is in the Pierrefonds-Roxboro neighborhood in Montréal. Nearby parks include Parc Alexander - Pierrefonds, Parc Denis-Benjamin-Viger and Parc Eugène-Dostie.
- Population density 2,547 hab/km²
- Average household income: 86,263\$



CHARACTERISTIC OF THE SPACE

YEAR OF RENOVATION

2022

CURRENT DEVELOPMENT

Daycare (space to be subdivided)

FREE HEIGHT

To be verified

RECEPTION AREA

Yes

INTERNET AND TELECOM

Yes, not included

SECURITY

No

MEETING ROOM

Yes

HEATING

To be verified

MANAGER'S OFFICE

No

KITCHENETTE

Yes

AIR CONDITIONING

Yes (HVAC)

DAILY CLEANING

No

WASHROOMS

Yes

ELECTRICITY

Oui

ELEVATOR

No

OTHER INFORMATION

TERMS: 3 - 10 YEARS

RENT CONDITIONS TERMS OF LEASE

5 YEARS

#

15759-15761-15763

FLOORS

1

AVAILABLE AREA

3 347 SQ. FT.

BASE RENT

14,00 \$ / SQ. FT. +GST/+PST

ESTIMATED ADDITIONAL RENT

7\$ / SQ. FT.

ALLOCATION

à négociier

AVAILABILITY

Now

10 YEARS

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ACCESS

Highway 40 Pierrefonds boul.

PUBLIC TRANSPORTS

Bus: 68, 201, 376, 401, 468, 470

BIKE STORAGE

To be verified

INTERIOR PARKING

No

PRICE RESERVED PARKING SPACE

N/A

OUTDOOR PARKING

Oui

PRICE NON-RESERVED PARKING SPACE

N/A

ZONING

Commercial

SIGNAGE OPPORTUNITY

Yes



