

Unit 7568
Retail business
7552 - 7570 Saint-Hubert, Villeray

FOR RENT



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RENTAL SPACE DESCRIPTION

Commercial space available for lease, located less than 5 minutes from Jarry and Jean-Talon metro stations, benefits from approximately 25 feet of frontage, in the Villeray sector of Montreal. On the first floor of a semi-commercial building the space measures approximately 1,500 sq. ft.

STRATEGIC AREA FOR

Retail trade and service

SERVICES OFFERED IN THE BUILDING

None

AVAILABLE AREA SQ. Ft.

1 500 SQ. Ft.



AVAILABILITY
Now

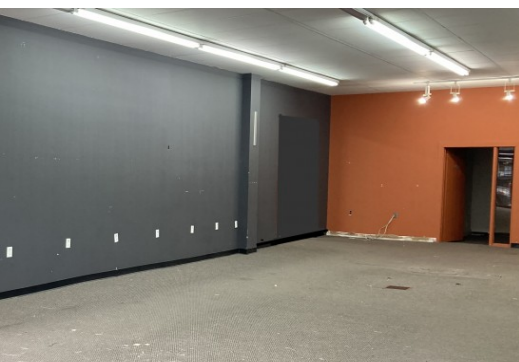
CONTIGUOUS SPACE
No

CONTIGUOUS AVAILABLE AREA
N/A

Transit Score
79



Bike Score
99



Walk Score
97



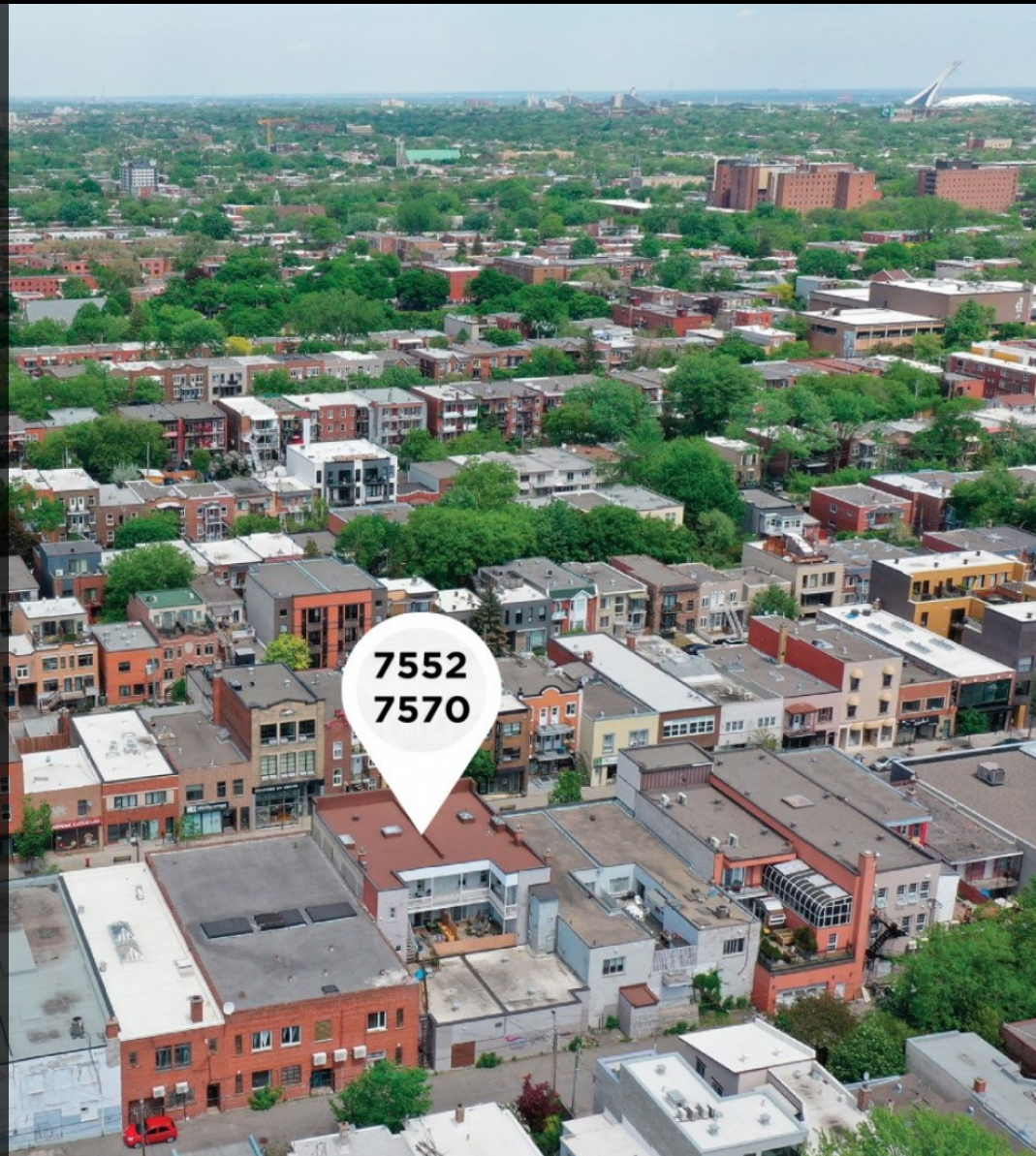
The remarks, descriptions, features and financial projections contained in the present document are for information only and should not be considered as being official or accurate without due diligence verification. The information herein disclosed comes from sources that we consider to be reliable, but for which we cannot guarantee the accuracy. It is upon the buyer's responsibility to verify all the information and to declare himself satisfied or not of his due diligence verification performed after an accepted promise to purchase.



7552 - 7570 Saint-Hubert, Villeray

MAIN ATTRACTIONS OF THE AREA

- Le Prévost Library
- Jarry Park
- IGA stadium (Jarry stadium)
- Patro Le Prevost
- Primary schools
- Secondary schools
- Castelnau Square



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CHARACTERISTIC OF THE SPACE

YEAR OF RENOVATION

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CURRENT DEVELOPMENT

Retail business

FREE HEIGHT

15

RECEPTION AREA

No

INTERNET AND TELECOM

At the expense of the tenant

SECURITY

Alarm not connected

MEETING ROOM

No

HEATING

Oil and electrical baseboards

MANAGER'S OFFICE

Yes

KITCHENETTE

Yes

AIR CONDITIONING

Yes

DAILY CLEANING

N/A

WASHROOMS

Yes

ELECTRICITY

Electric

ELEVATOR

N/A

OTHER INFORMATION

RENT CONDITIONS TERMS OF LEASE

5 YEARS

#

7568

FLOORS

Ground Floor

AVAILABLE AREA

1 500 SQ. FT.

BASE RENT

21,00 \$ / SQ. FT. +GST/+PST

ESTIMATED ADDITIONAL RENT

8.42\$ / SQ. FT.

ALLOCATION**AVAILABILITY**

Now

10 YEARS

#

7568

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ACCESS

Saint-Hubert street and corner of Villeray street

PUBLIC TRANSPORTS

Bus: 30

BIKE STORAGE

N/A

INTERIOR PARKING

N/A

PRICE RESERVED PARKING SPACE

N/A

OUTDOOR PARKING

N/A

PRICE NON-RESERVED PARKING SPACE

N/A

ZONING

Zone C02-150
Residential: H
Commercial: C.4

SIGNAGE OPPORTUNITY

Yes

