PMML

Unit 15759-15761-15763 Retail business

15745 - 15783 Boulevard de Pierrefonds, Pierrefonds/Roxboro **FOR RENT**









PMML.CA



RENTAL SPACE DESCRIPTION

This commercial space of 3,347 sf can be subdivided to suit your needs. The neighbourghood 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



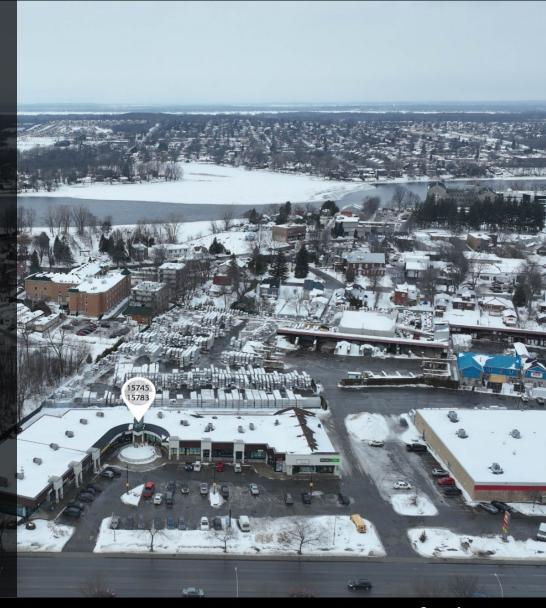
The remarks, descriptions, features and financial projections contained in the present document are for information only and should not be considered as being official or accurate without due diligence verification. The information herein disclosed comes from sources that we consider to be reliable, 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.



15745 - 15783 Boulevard de Pierrefonds, Pierrefonds/Roxboro

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\$



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CHARACTERISTIC OF THE SPACE

YEAR OF RENOVATION

CURRENT DEVELOPMENT

FREE HEIGHT

2022

Daycare (space to be subdivided) To be verified

RECEPTION AREA

INTERNET AND TELECOM

SECURITY

Yes

Yes, not included

No

MEETING ROOM

HEATING

MANAGER'S OFFICE

Yes

To be verified

No

KITCHENETTE

AIR CONDITIONING

DAILY CLEANING

Yes

Yes (HVAC)

No

WASHROOMS

ELECTRICITY

ELEVATOR

Yes

Oui

ui No

OTHER INFORMATION

TERMS: 3 - 10 YEARS

RENT CONDITIONS

TERMS OF LEASE

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RS

1

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10

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 négocier

AVAILABILITY

Now

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15759-15761-15763

FLOORS

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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













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