

Commercial Space For Lease

**NEW CONSTRUCTION
POINTE-AUX-TREMBLES,
Boul. Sherbrooke E./ Rue Robert-Chevalier**


OVERVIEW


This property is well situated along a main boulevard in Pointe-aux-Trembles. Located across from the mall, Carrefour de la Pointe and surrounded by many major retailers including Walmart, Super C, SAAQ, SQDC, Allo Mon Coco, Scores, IGA, Uniprix, and many more. Ample parking and easily accessible by all modes of transportation, the future REM station will be just one block away. This property is to be built so it is an ideal space to customize to your liking.

PROPERTY DETAIL

 1,327 SF -
3,482 SF

 Available:
End of 2023

 Net Rent: Contact
listing brokers





 Add. fees:
\$10 PSF (2022)

HIGHLIGHTS

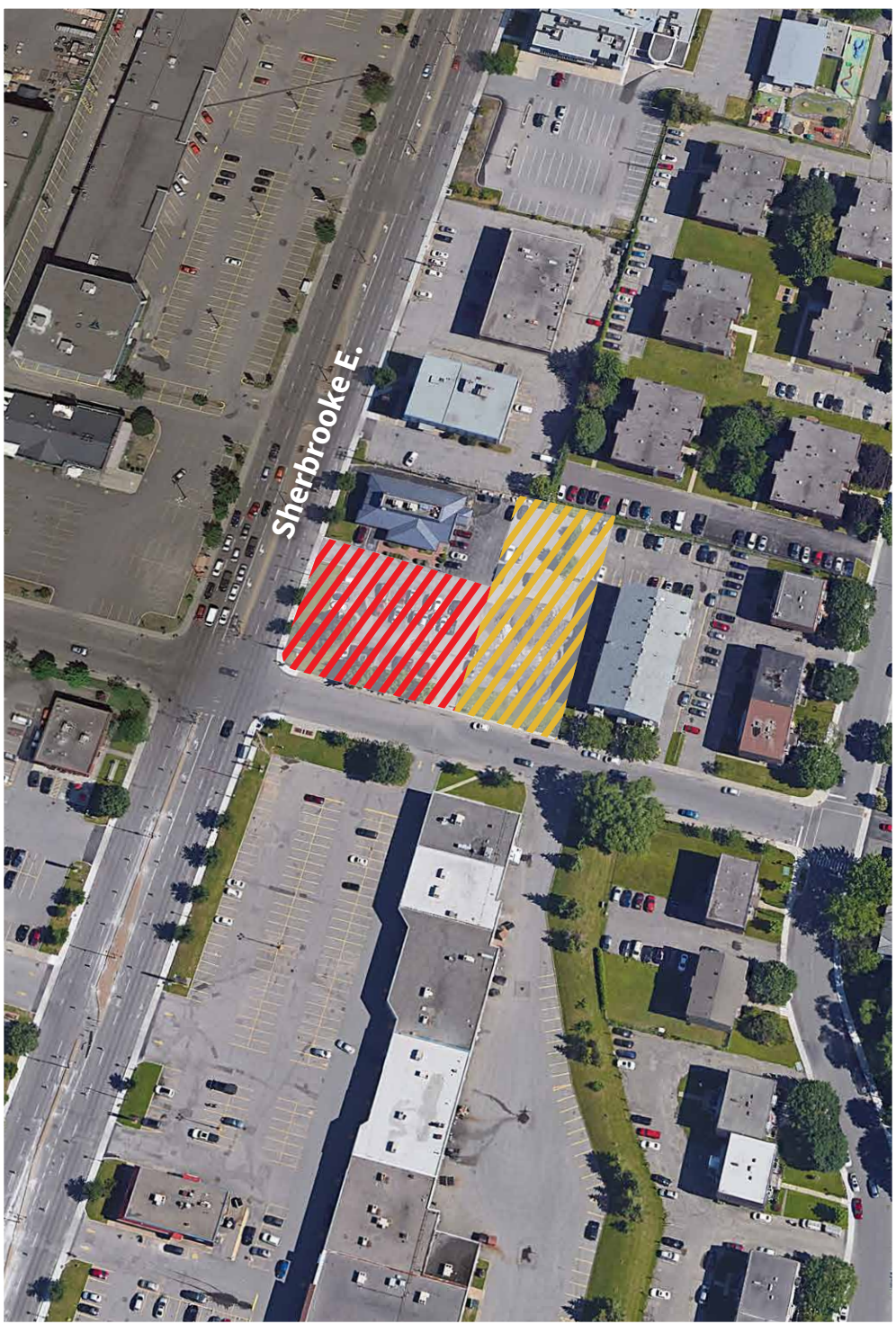
- Parking spaces available
- Future REM station planned on the next street corner
- Surrounded by all the major brands
- 27,945 vehicles per day, 2,012 pedestrians per day (Piinpoint, 2020)

DEMOGRAPHICS

SOURCE: STATISTICS CANADA, 2022

	1km	3km	5km
 Population	9,812	49,173	77,202
 Daytime Population	15,812	50,705	73,555
 Growth Rate (2021-2026)	1%	4%	6%
 Avg. Houseould Income	\$90,204	\$83,890	\$90,109

FLOOR PLAN

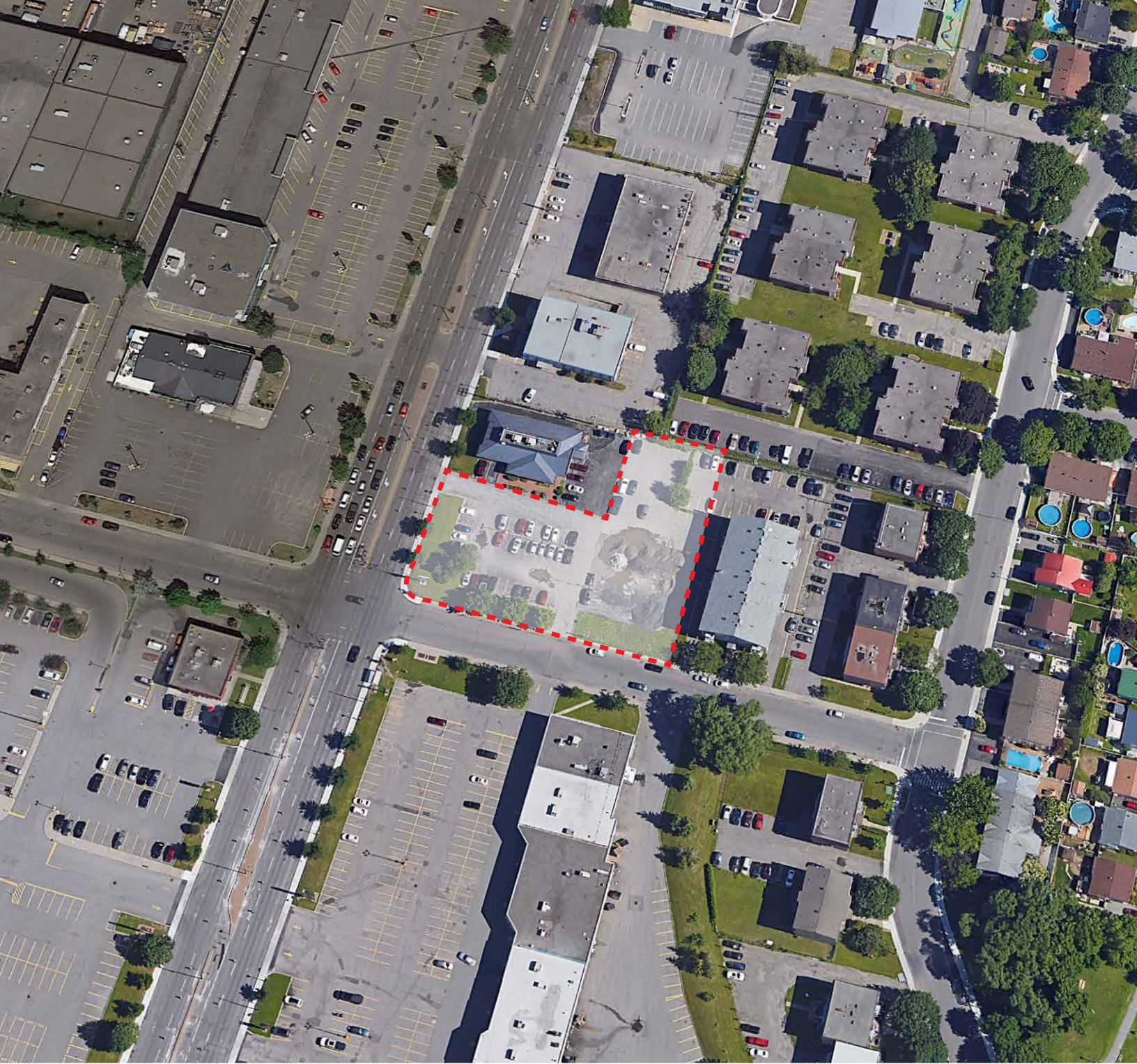


NEARBY RETAILERS



Building

- | | |
|--|---------------------------|
| 1 Allô! Mon Coco | 21 Pharmaprix |
| 2 Société de l'assurance automobile du Québec (SAAQ) | 22 Carrefour de la Pointe |
| 3 Éconofitness | 23 Maxi |
| 4 Jean Coutu | 24 EconoMax |
| 5 Rôtisserie Scores | 25 Best Western Plus |
| 6 Dollarama | 26 Cora déjeuners |
| 7 Caisse Desjardins de | 27 Tomate Basilic |
| 8 IGA extra Godin Family | 28 Benny&Co. |
| 9 Uniprix | 29 Mondou |
| 10 Fortier Chrysler Dodge Jeep Ram | 30 Toujours Mikes |
| 11 Fleurs-O-Max Inc | 31 Newlook |
| 12 SQDC | 32 Sushi Shop |
| 13 Tim Hortons | 33 Amir |
| 14 Restaurant Montaza | 34 Thai Express |
| 15 RBC | 35 Sushi Sama |
| 16 Accès pharma | 36 Belle Pro's |
| 17 Super C | 37 A&W |
| 18 Walmart | 38 Scotiabank |
| 19 SAQ Sélection | 39 Bétonel-Dulux |
| 20 Au Vieux Duluth | 40 Bell |



CONTACT

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