For Lease

Retail and office opportunity in a family friendly neighborhood

2475 Boul Saint-Martin East

Tim Hortons.

JLL®

Overview

Excellent opportunity for retail or professional office in the heart of Laval. This building was recently entirely renovated. It is situated in a family friendly area. The property benefits from a great visibility and easy access from highway 19 and a high traffic boulevard.

Demographics

	1km	3km	5km
Population	5,267	65,005	239,113
Daytime Population	4,165	58,111	228,833
Avg. Household Income	$133,817	$96,802	$94,835
Median Age	49	46	42

Source: Statistics Canada, 2020

Mid market aerial

Enclosed Shopping Centre ◇
Site Opportunity ★

Property details

RETAIL SPACE

FIRST FLOOR		Approx. 7,300 SF
AVAILABLE		Immediately
NET RENT		Contact Listing Agents
ADDITIONAL RENT		$7.00 PSF (2020)

OFFICE SPACE

SECOND FLOOR		Approx. 8,000 SF
AVAILABLE		Immediately
NET RENT		Contact Listing Agents
ADDITIONAL RENT		$7.00 PSF (2020)

Highlights

- Completely renovated building with retail on ground floor and offices on the top floor
- Co-tenancy: Tim Hortons with a drive through and a Daycare
- Access to elevator
- Parking: 50 Cars behind the building and 30 places in the front.
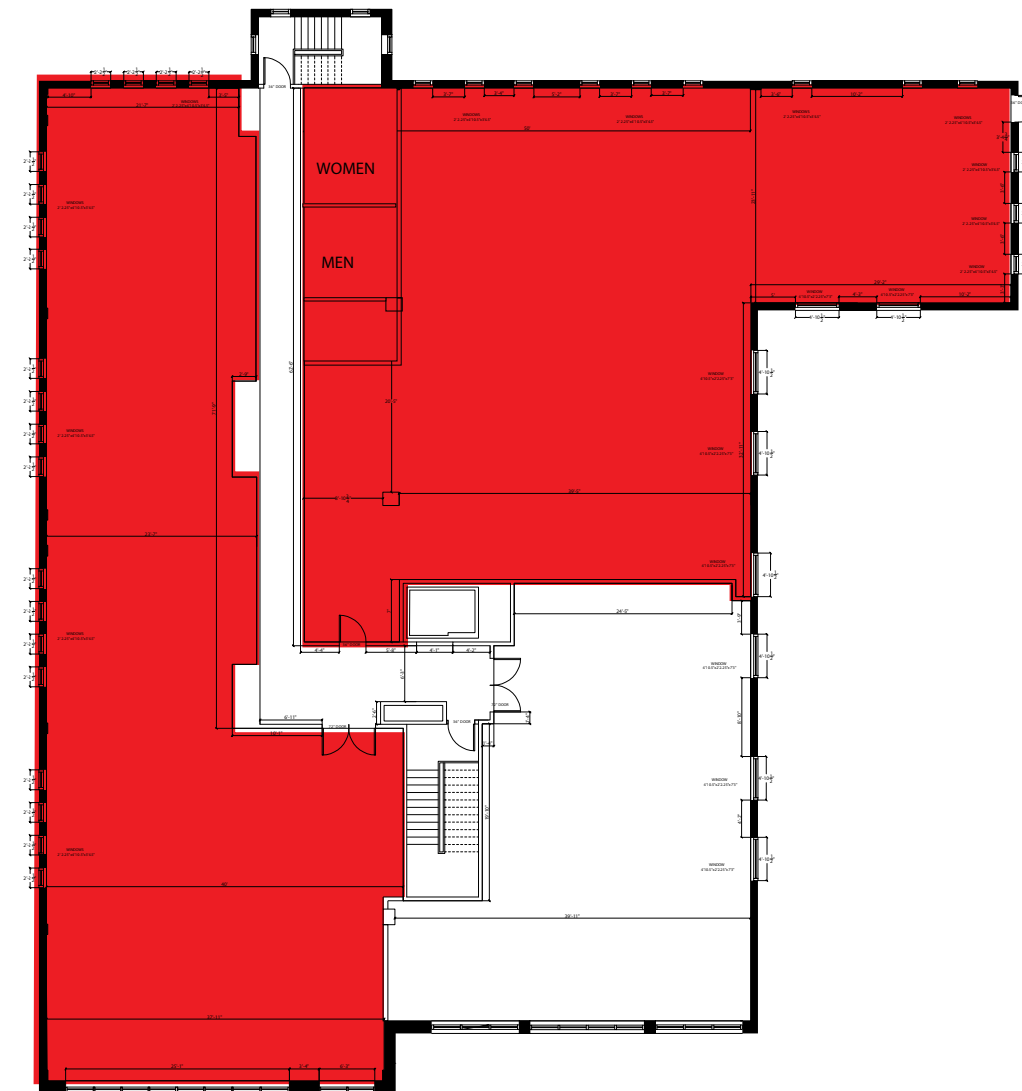- Location: Just east of the 19, High traffic Boulevard

Floor plan

FIRST FLOOR

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WOMEN

MEN

BOUL SAINT-MARTIN EST

Floor plan

SECOND FLOOR

N

WOMEN

MEN

BOUL SAINT-MARTIN EST

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