

# For Lease

Retail and office opportunity  
in a family friendly neighborhood

**2475 Boul Saint-Martin East**



# 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





## 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

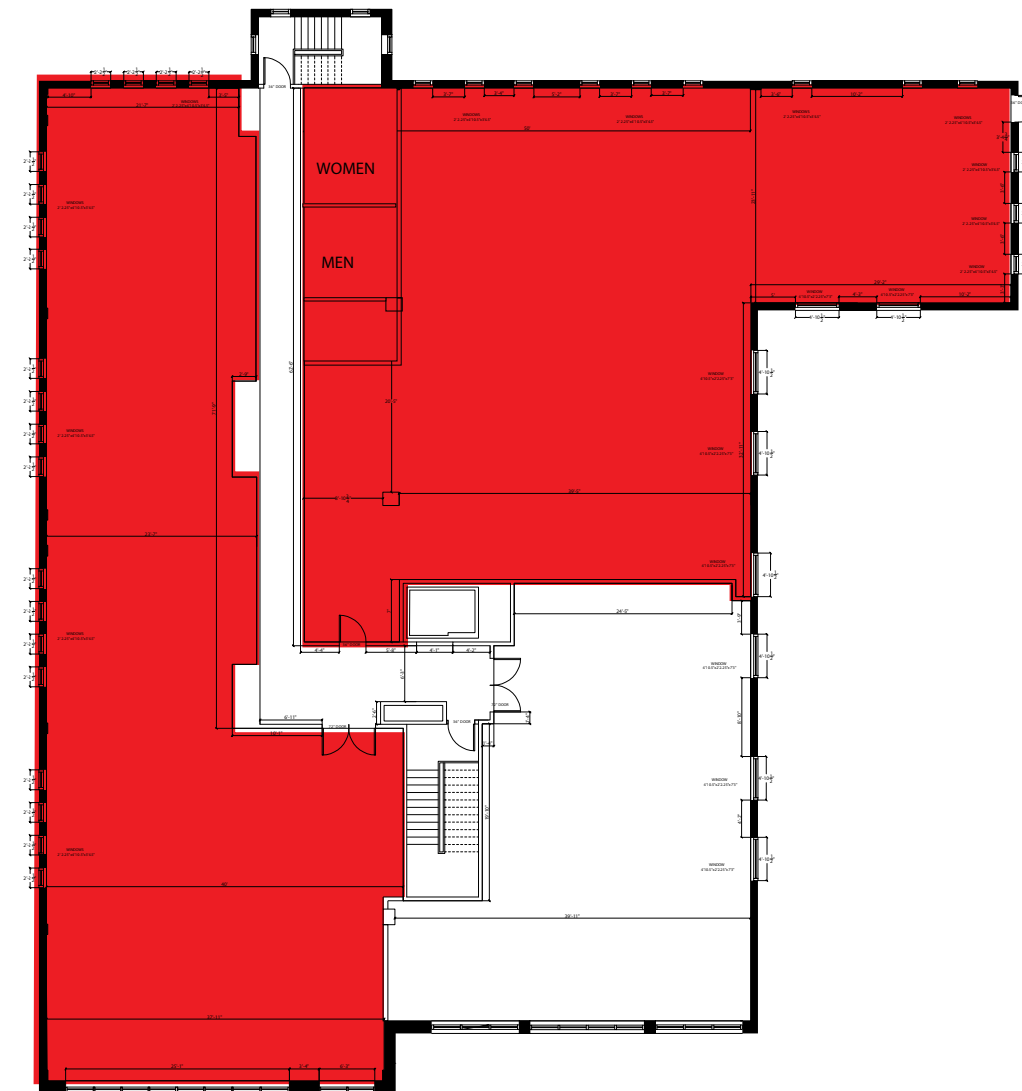


BOUL SAINT-MARTIN EST



# Floor plan

## SECOND FLOOR



BOUL SAINT-MARTIN EST



**FOR LEASE | 2475 BOUL SAINT-MARTIN**

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