

# For Lease

Excellent opportunity for retail

**1856 - 1866** Boulevard des Sources







# *Project highlights*

- The Property is located in Pointe-Claire, a suburb in the western portion of the island of Montreal
- Benefiting from several recent renovations
- Proximity to a future REM station
- Excellent location, between highways 20 and 40, near Pierre-Elilot-Trudeau airport
- Ample free outdoor parking
- Busy intersection offering lots of visibility
- Nearby several public transportation nodes and adjacent to bike paths
- Strip mall type building connected to two office towers
- 12 retail spaces some occupied by Couche-Tard, Subway and SQDC
- Daily traffic generated by surrounding amenities







# Property details

UNIT 1 | 1,800-3,600 SF  
UNIT 2 | 3,577 SF  
AVAILABLE | Immediately  
NET RENT | Market Rates  
ADDITIONAL RENT | \$11.98 PSF (2020)

# Demographics

	1km	3km	5km
 Population	37,492	127,374	216,234
 Daytime Population	51,848	278,766	474,407
 Avg. Household Income	\$67,302	\$70,788	\$76,782
 Median Age	37	36	36

Source: Statistics Canada, 2020



# Mid market

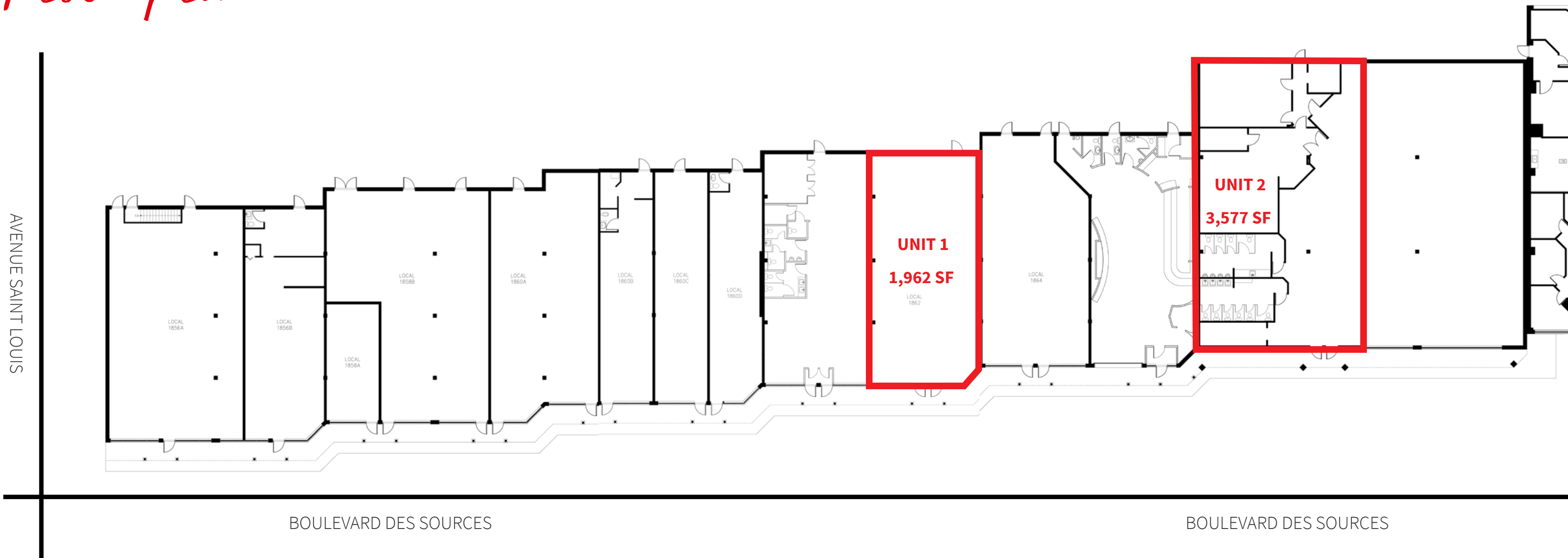
## NEARBY RETAILERS INCLUDES:

- Couche Tard
- SQDC
- Costco
- Tim Hortons
- Subway
- Ubisoft World
- Cinema Guzzo
- SAQ
- Société de l'assurance automobile du Québec (SAAQ)





# Floor plan



**FOR LEASE | 1856-1866 BOULEVARD DES SOURCES**

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