



5630-5636 boul. Henri-Bourassa Est, Montréal-Nord | QC

Place Levasseur

Retail and Office Spaces Available For Lease

A two-storey commercial/office community center, strategically located in the central commercial sector of Montreal-North, at the prime corner of boulevards Henri-Bourassa E and Lacordaire.

Major occupants of Place Levasseur include a family medical center, IMAGIX radiology clinic, Uniprix pharmacy, physiotherapy clinic, notary office, and also include major retailers - Dollarama, Desjardins Caisse Populaire, Easyhome and Aubanerie Entrepôt.

Stéphane Tessier

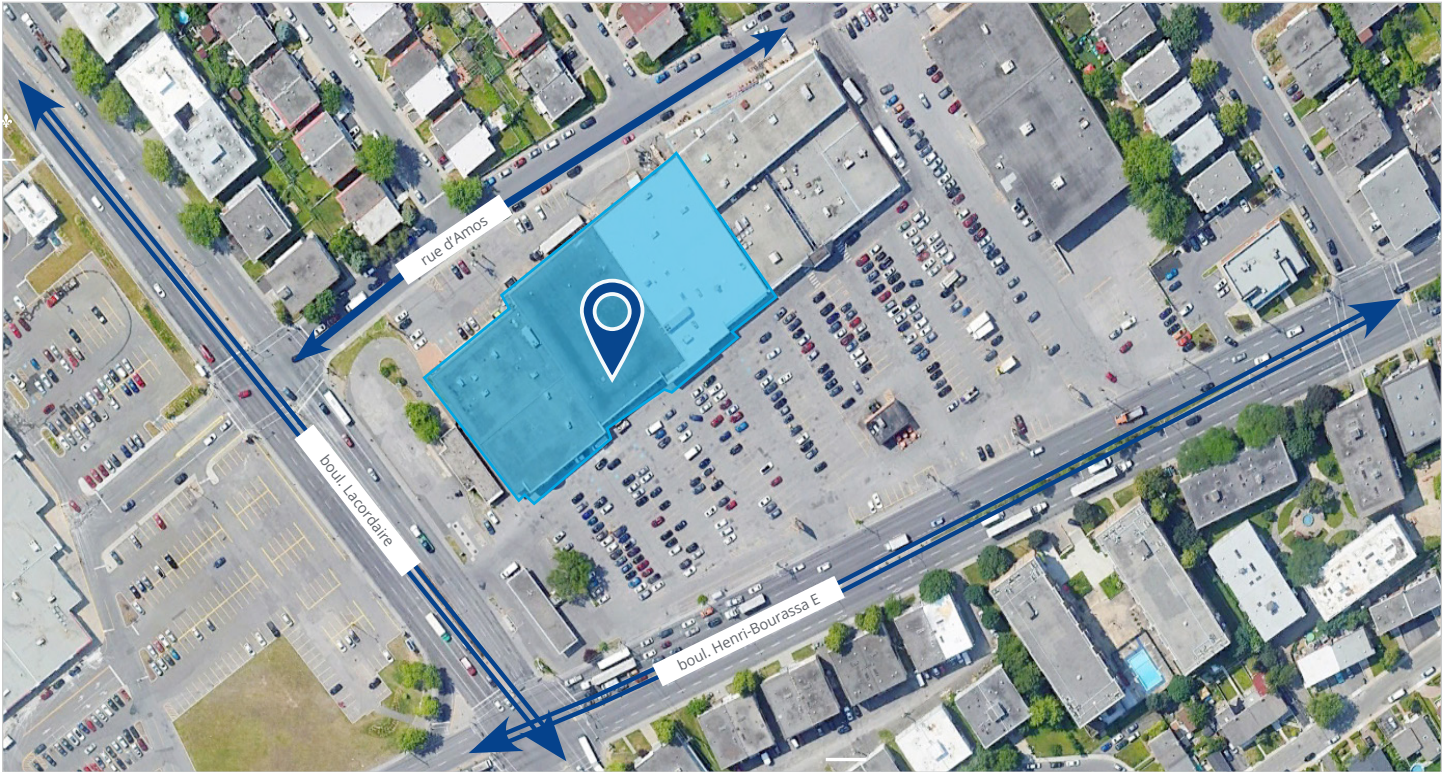
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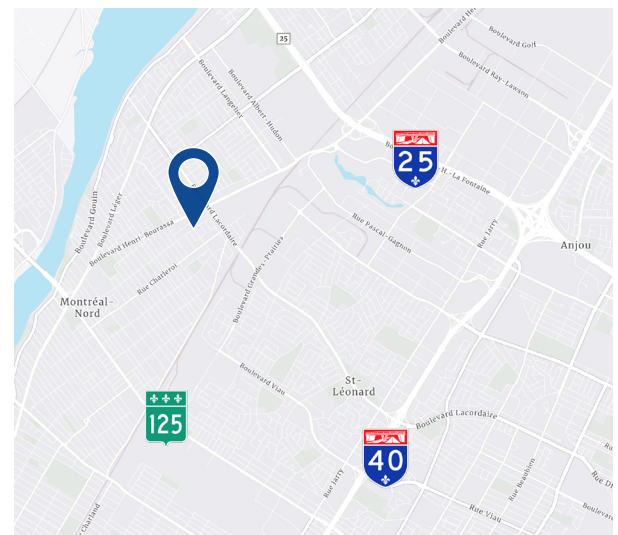
Leasing Team
+1 514 845 9115

Site Plan



About Place Levasseur

- Strategically located in the heart of the residential and commercial district of Montreal-North
- Ideal location for a medical, dental, health and social services clinic, notary office or small consulting firm
- Very busy intersection, boulevards Lacordaire and Henri-Bourassa East
- Key occupants :
 - Uniprix pharmacy
 - Imagix-Biron Radiology Clinic
 - Caisse Populaire Desjardins
 - Dollarama, l'Aubanerie Entrepôt, Easyhome
- Ample exterior parking for over 216 vehicles
- Immediate neighbor to Esso gas station, restaurants Bergham et Basha, Fruiterie Savannah, Friperie Renaissance, Salle de reception Costa Del Mare



Location

Place Levasseur is strategically located in the city of Montreal-North, southwest of the main commercial arteries of the district, at the intersection of boulevards Lacordaire and Henri-Bourassa Est.

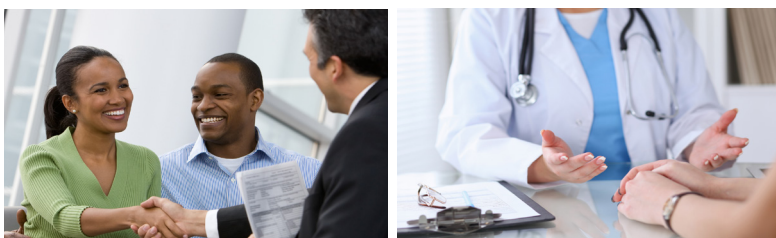
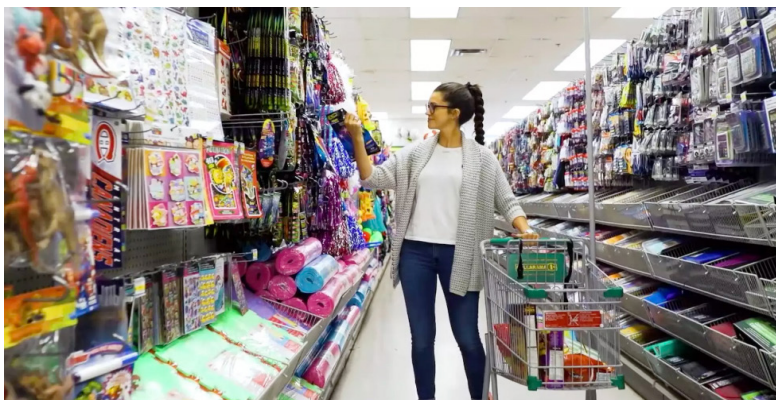
Easily accessible via :

- Highways 25 (Louis-H.-Lafontaine) and 40 (Metropolitain Est)
- Route 125
- by public transit
 - STM and
 - EXO station Saint-Léonard-Montréal-Nord.

The location benefits from heavy pedestrian and vehicular traffic.

Within 1-km distance, the community strip center is close to residences, schools and daycares, specialty stores, restaurants, medical clinics, social and health services, gas station and more.

The commercial strip is also neighbor to key community establishments, including the CLSC de Montréal-Nord, Place Bourassa and SmartCenter shopping centers.



Public Transportation

Henri-Bourassa
#40, 439, 440, 469

Lacordaire
#33, 43, 32, 69, 353, 380, 432

Amos
#40, 440



Saint-Léonard
Montréal-Nord Station



Highway / Route Proximity

Métropolitain (40)
Louis-H.-Lafontaine (25)
Pie-IX (RTE 125)



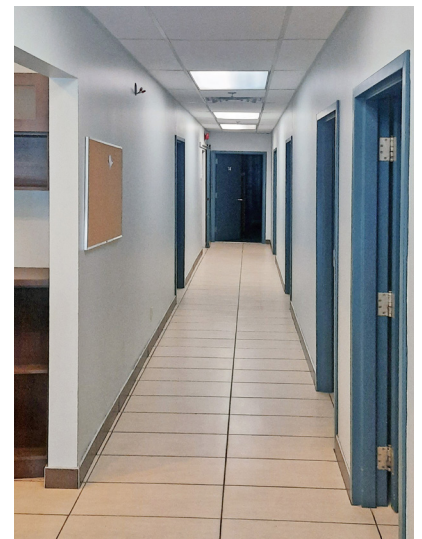
	1-km	2-km	3-km
2023 Daytime Population	19 668	72 962	142 292
Total Population			
2023	20 771	74 031	141 088
2028	21 735	76 300	148 676
2033	23 501	79 877	155 668
Households			
2023	8 314	29 920	57 347
2028	8 723	30 916	60 401
2033	9 411	32 374	63 627
Average Household Income			
2023	\$82 404	\$83 914	\$86 318

Walk Score
80



Bike Score
61





Features

- Medical clinic space available for lease
- Actual clinic layout: 2 waiting rooms, reception, administrative office / filing room, 20 patient rooms / doctors' offices, dining room, storage room, toilets
- Direct access (neighbor) to IMAGIX radiology clinic, and to Uniprix pharmacy
- Smaller office spaces available for lease in the 2nd level: 264 sq ft - 840 sq ft - 1,900 sq ft



5,548
square feet

Unit #5636
Available immediately

Plan

Street Level

5,548 sq ft

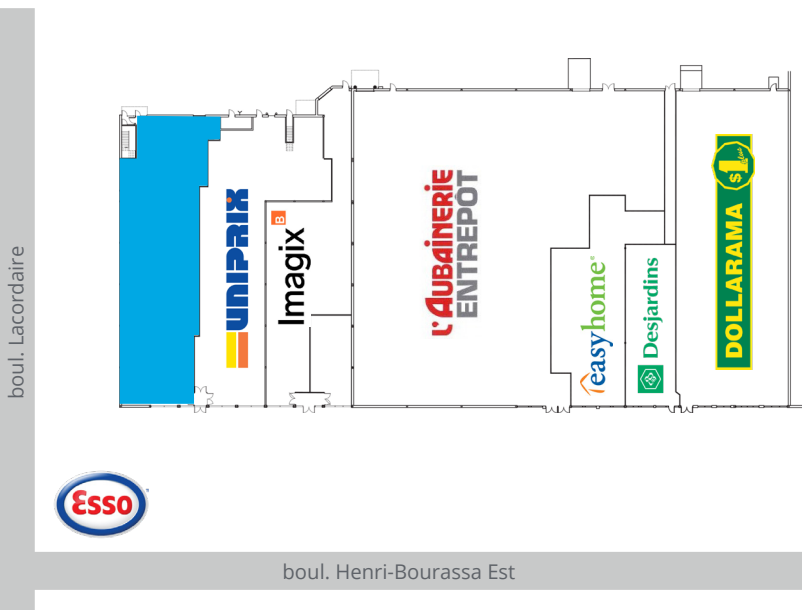
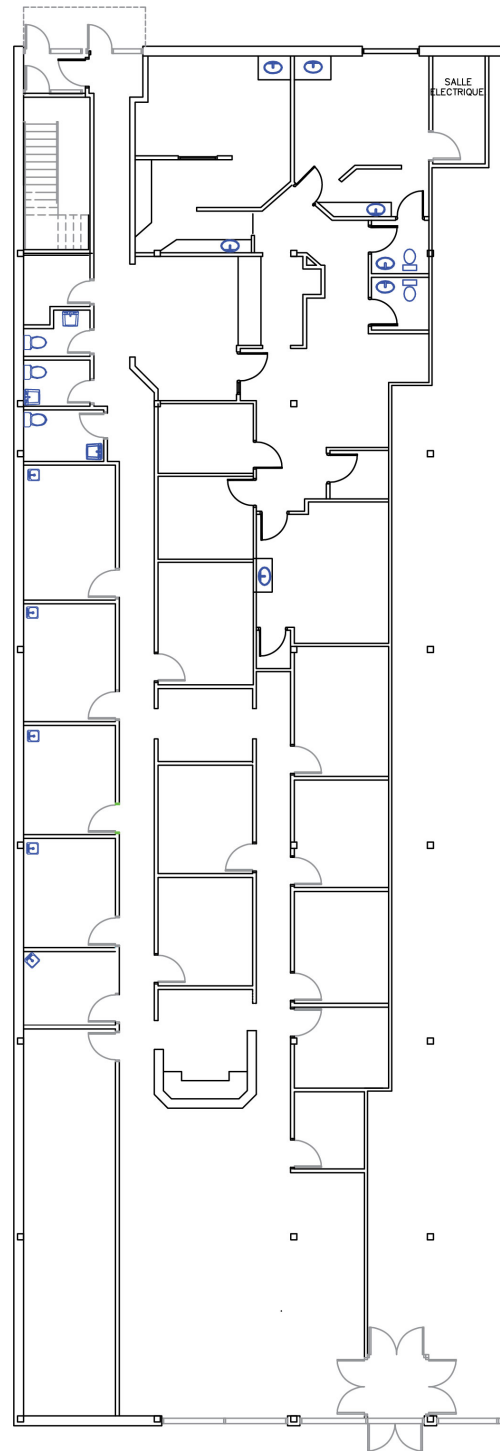
Unit #5636

About the Space

- Excellent street front visibility on Henri-Bourassa E
- Currently a family medical clinic
- Excellent location for specialty stores or a medical, dental, health or social services clinic
- Signage possibility on building and on pylon

Dimensions

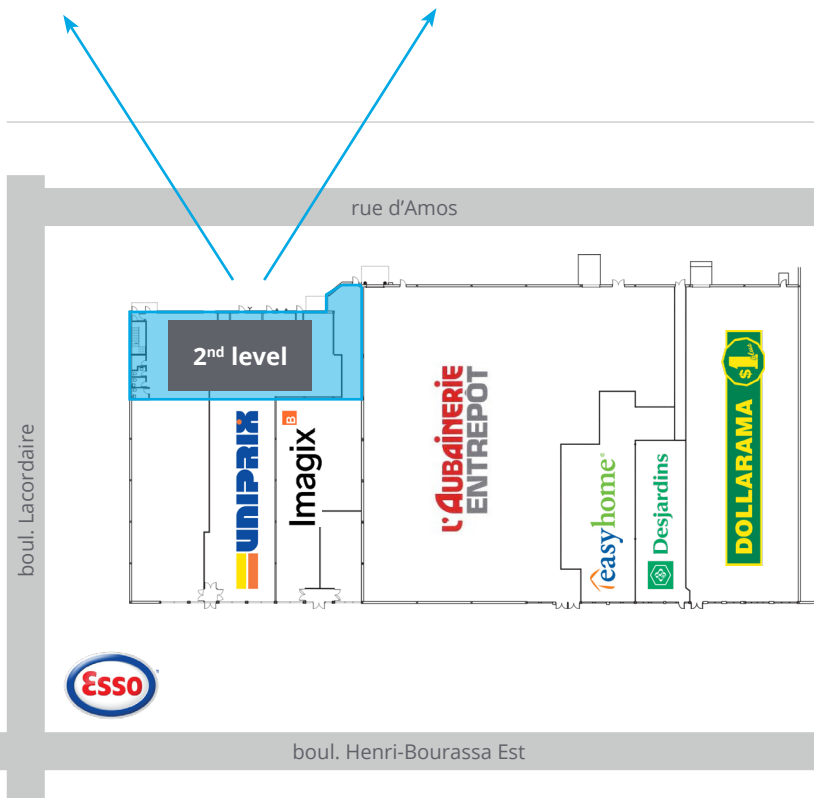
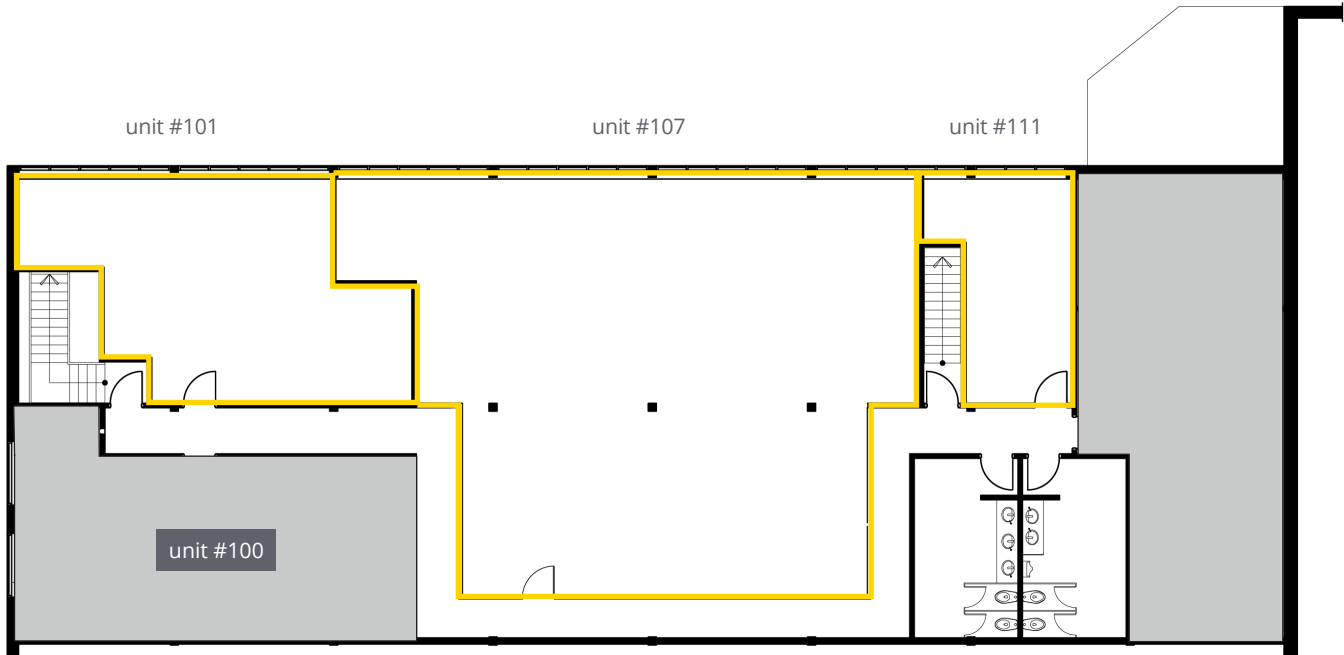
- Store Front : ± 37' 5"
- Store Width : ± 40' 1"
- Store Depth : ± 151' 6"
- Ceiling Height: ± 8' 6" à ± 9' 5"



Plan

2nd Level
5695 Amos Street

Small office spaces available for lease



About the office spaces

- Built-out offices
- Ceiling height, 7' 3"
- Possible signage on the building

Areas Available

- Unit #101 ±683 sq ft Immediately
- Unit #107 ±1,900 sq ft Immediately
- Unit #111 ±264 sq ft Immediately



PLACE LEVASSEUR COMMERCIAL CENTER

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