

# FOR RENT.

662-752, Montée Montarville  
Saint-Bruno-de-Montarville



Commercial Spaces



1,030 ft<sup>2</sup>  
2,751 ft<sup>2</sup>  
8,171 ft<sup>2</sup>

## Michel Labbé

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Partner | Certified Real Estate Broker AEO

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**intercom<sub>si</sub>**



Suite 670



Suite 670



Suite 682



Suite 682

## General Information

Rent

First floor (Net) \$ 22.00 / ft<sup>2</sup>

Basement (Gross) \$ 12.00 / ft<sup>2</sup>

Additional Rent (First Floor) \$ 8.00 / ft<sup>2</sup>

Electricity / Energy Excluded

Availability Immediate

Suite 670

2,751 ft<sup>2</sup>

Suite 682

1,031 ft<sup>2</sup>

Suite 752 (Basement)

8,171 ft<sup>2</sup>

Surface areas are approximate

## Main Tenants





# Technical Points



**Construction**  
1991



**Renovations**  
2019  
2025



**Parking**  
203 stalls



**Exterior Cladding**  
Brick



**Signage**  
On building



**Lot #**  
2 215 957



**Zoning**  
CA-650



**Air Conditioning**  
Yes



**Heating**  
Natural gas



**Bathroom**  
Private



**Loading Dock**  
Suite 752 (basement)



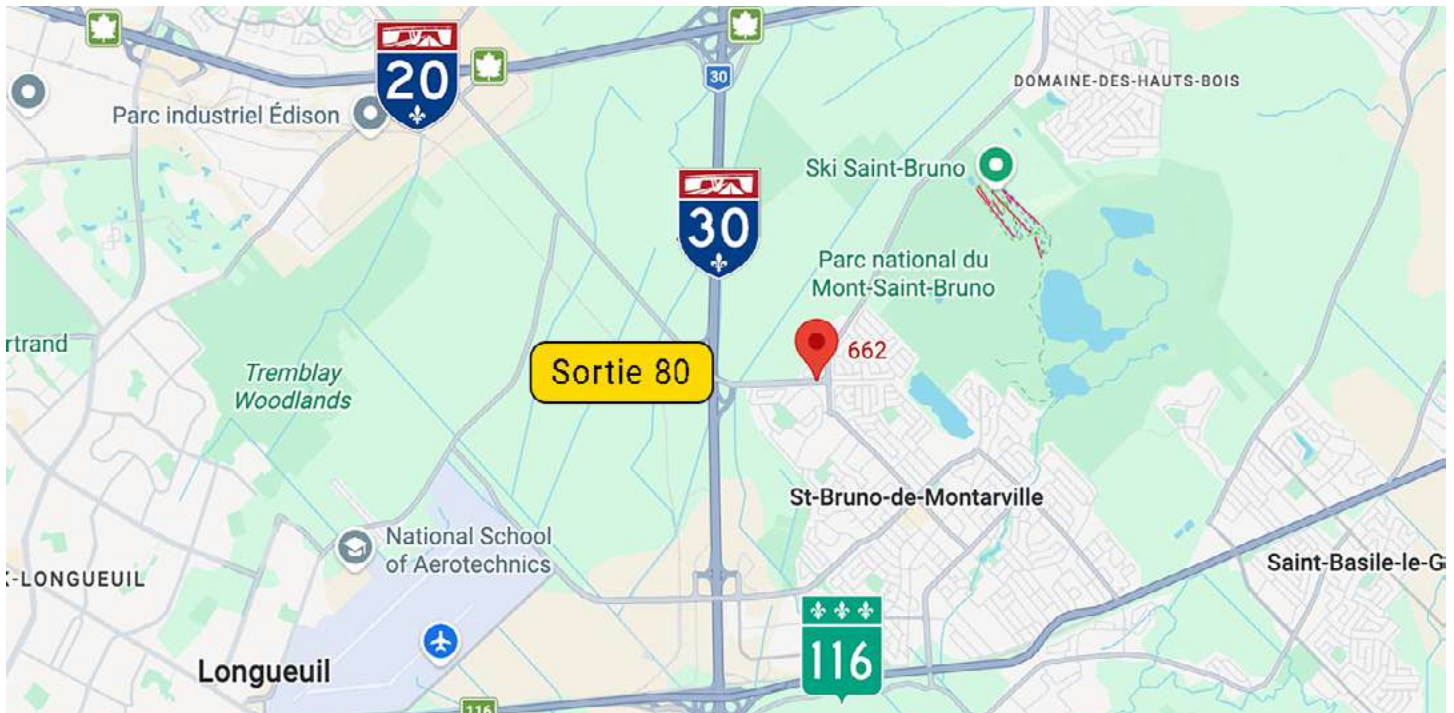
**Freight Elevator**  
Suite 752 (basement)



**Free Height**  
13 ft (Suite 670 & 682)

# Highlights

- Close to **highways A30, A20, and Route 116**
- Well-known **commercial destination** located at a main entrance of Saint-Bruno-de-Montarville
- Near a high-income residential area
- Ideal for **service or retail businesses**
- Large parking lot
- Accessible for people with reduced mobility
- **Signage available** on the building
- Suite 752 (basement) may include **commercial kitchen equipment**



**Public Transit**  
93, 99, 192



**Population**  
44 041



**Households**  
17 509



**Main Roads**  
A30, R116, A20



**Active population**  
54 796

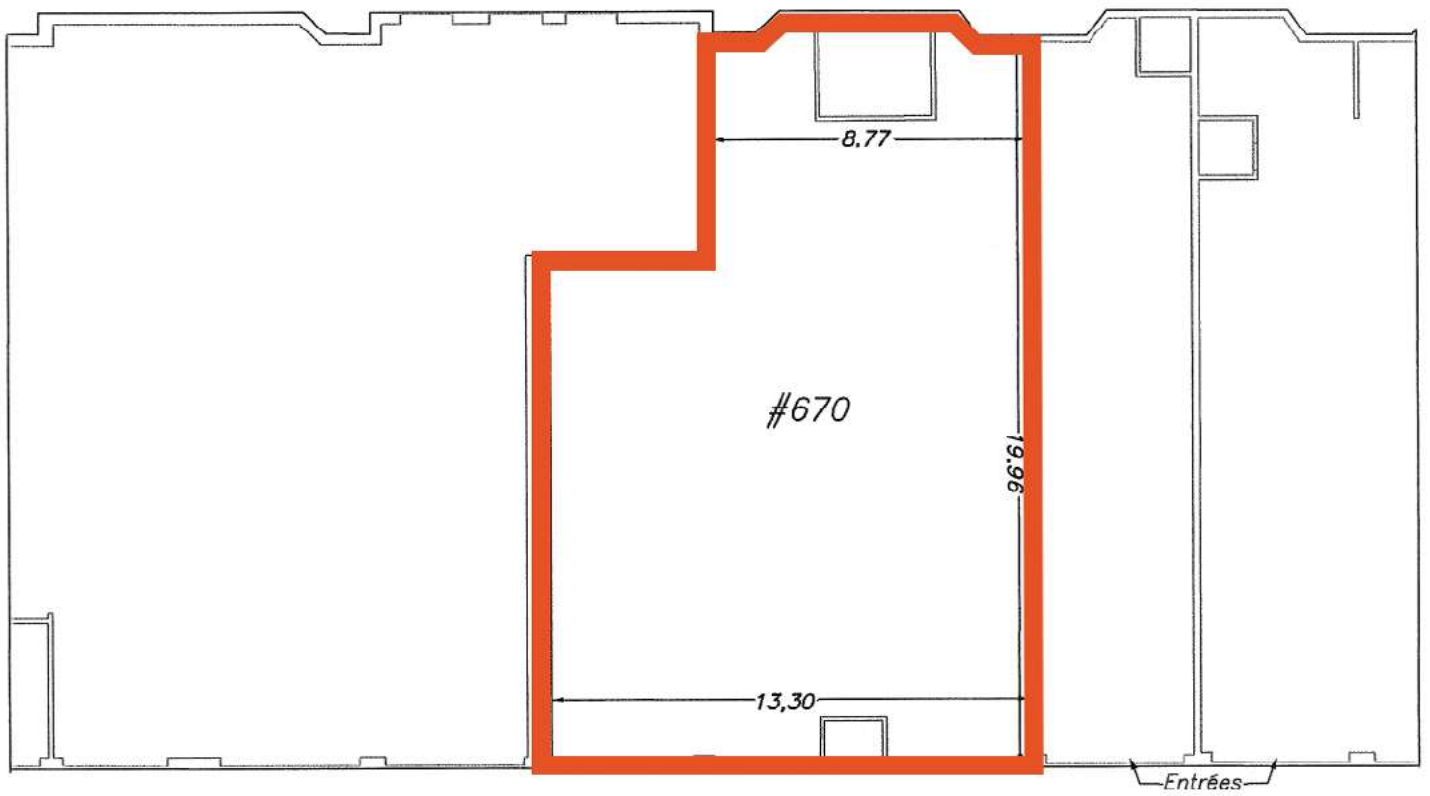


**Average Household Income**  
\$173,943



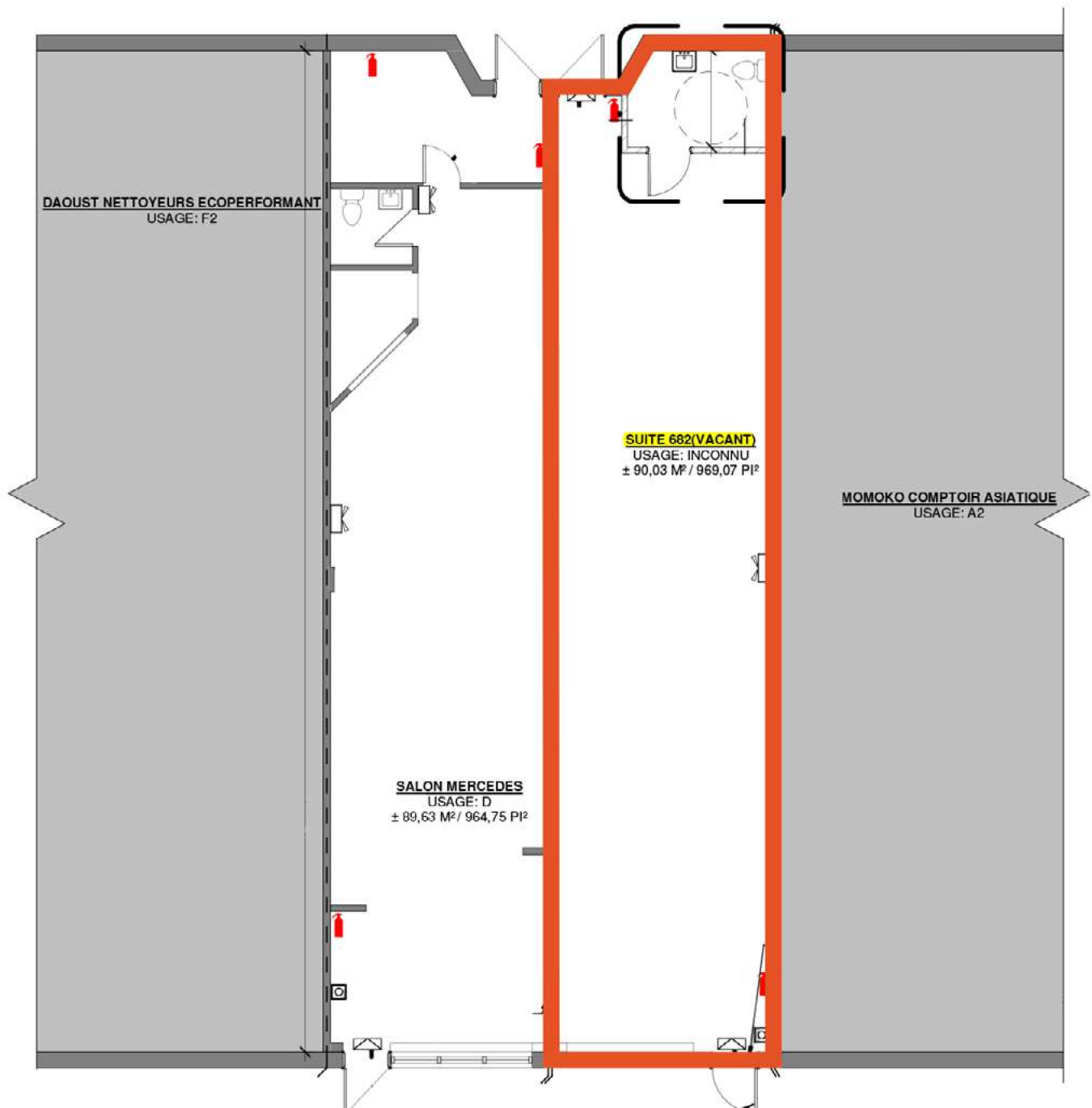
**Road Bridges**  
Louis-H.-La Fontaine Tunnel (± 13 km)  
Jacques-Cartier Bridge (± 18 km)

Source : Sitewise - 2025 Estimated Data - 5 km Radius



Montée Montarville

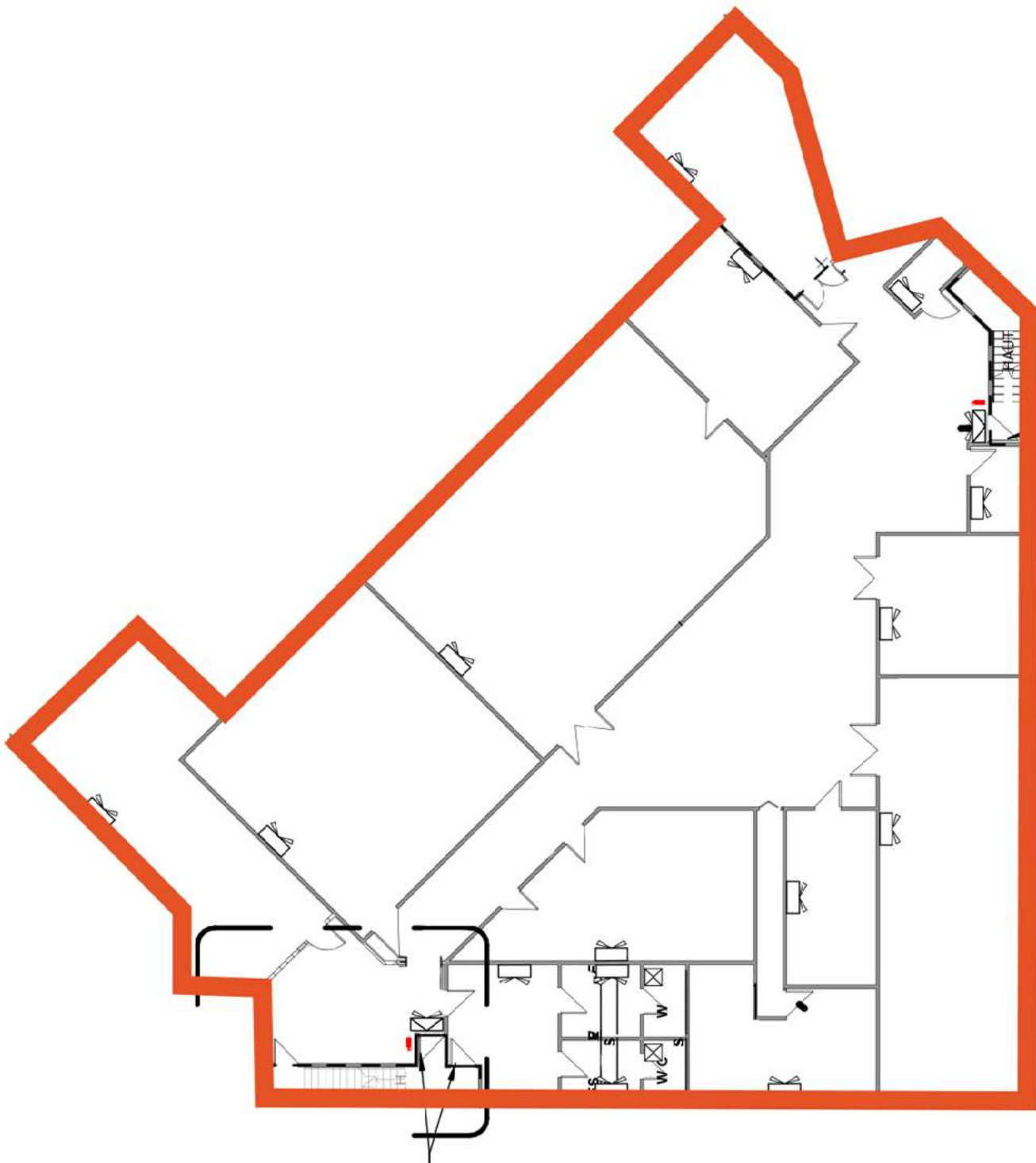
# Suite 682 - 1 031 ft<sup>2</sup>



Montée Montarville

# Suite 752 (Basement) - 8 171 ft<sup>2</sup>

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Eulalie Durocher Street

Montée Montarville

# Contact us



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A real estate partner that makes all the difference

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