

FOR SUBLEASE

BOUCHERVILLE

160, de Montarville Blvd.

OFFICE - COMMERCIAL

620 ft²



Michel LABBÉ

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HIGHLIGHTS

- Easily accessible via Route 132 (Exit 137) and close to Highway 20
- Located on the 2nd floor of the Boucherville’s CLSC facilities
- Close to numerous services (bank, pharmacy, grocery store, restaurants)
- Near Boucherville’s City Hall
- Rare opportunity to acquire a fully built-out space of this size
- Office building ideal for professionals
- Accessible to reduced mobility individuals
- Separate storage space with washer and dryer included



LOCATION



Public Transport
61, 81, 82, 85, 86, 87, 161, 180, 284



Main Roads
R132, A20



Road Bridges
L.-H. La Fontaine Tunnel (±7 km)
and Jacques-Carter Bridge (±11 km)

DEMOGRAPHY

(5 km radius, excluding Montreal)



47 334 Residents



57 518 Active Population (day)



20 058 Household



\$ 170 668 Average Household Income

Sitewise - Estimated 2025 Statistics



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Entrance



Open Area



Open Area



Closed offices

GENERAL INFORMATION

Base Rent	24.93 \$ / ft ²
Additional Rent	11.00 \$ / ft ²
Electricity / Energy	Included

Parking (shared)	Ample
Availability	Immediate
End of Sublease	February 28, 2029

Main Tenants:



Boucherville

AVAILABLE AREA

(approximates)

Suite 202	620 ft ²
Suite Level	2nd floor



TECHNICAL POINTS



Lot #
2 277 479



Zoning
Commercial



Heating
Electric



Elevator
1



Furnished
Yes



Bathrooms
Public



Signage
On building

A REAL ESTATE EXPERTISE THAT KEEPS ON GROWING

INTERCOM is there to assist in the decision-making process by determining and evaluating the possible alternatives with the assistance of our professional and knowledgeable real estate brokers supported by a strong administrative team; that is why we exist.



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