

AVISON  
YOUNG

Commercial space for lease  
280 Sir-Wilfrid-Laurier Boulevard  
Mont-Saint-Hilaire, Québec, J3H 3N7

# Retail space with drive-through service

## Exit 116 *Direct access!*

Available area :  
**±5,200 sf**



# A city that makes an impression

Quietly, ever so gently.

Located in the beautiful Richelieu Valley, on the South Shore of Montréal, Mont-Saint-Hilaire not only offers an exceptional place to live, but also attracts countless visitors who are charmed by the splendor and richness of its natural landscape. Renowned for its heritage, its mountain, orchards, rivers, and numerous green spaces, the city offers a peaceful and rewarding quality of life.

## An area poised for growth

Experiencing strong residential growth, Mont-Saint-Hilaire offers businesses an opportunity to expand and stand out while benefiting from a solid local customer base. The City of Mont-Saint-Hilaire supports initiatives focused on sustainability, local visibility, and event partnerships, allowing businesses to naturally integrate into a vibrant and engaged community.



Source : AY Technologies - Data based on a 3 KM radius

### NEARBY

3 km radius

With a population of over 20,000 and household incomes above the provincial average, the city of Saint-Hilaire is highly sought after by families, professionals, and retirees looking for the perfect balance between nature and city life.


**\$95,901**

Average income



Over 110 diverse shops and 61 restaurants and bars to suit every taste. Enjoy shopping, dining, and relaxation just steps away.

# An established commercial hub

- |    |                   |    |                      |
|----|-------------------|----|----------------------|
| 01 | The property      | 07 | Aquatic Centre       |
| 02 | Scotia Bank       | 08 | Musée des Beaux-arts |
| 03 | Shell Gas station | 09 | Jordi-Bonet Pavillon |
| 04 | Chocolats Favoris | 10 | Jean-Coutu           |
| 05 | Bakery            | 11 | Poke Station         |
| 06 | BMO Bank          | 12 | Maxi                 |
-  Autoroutes 133, 116 and 223



# A key commercial hotspot

Everything you need, right in front of you

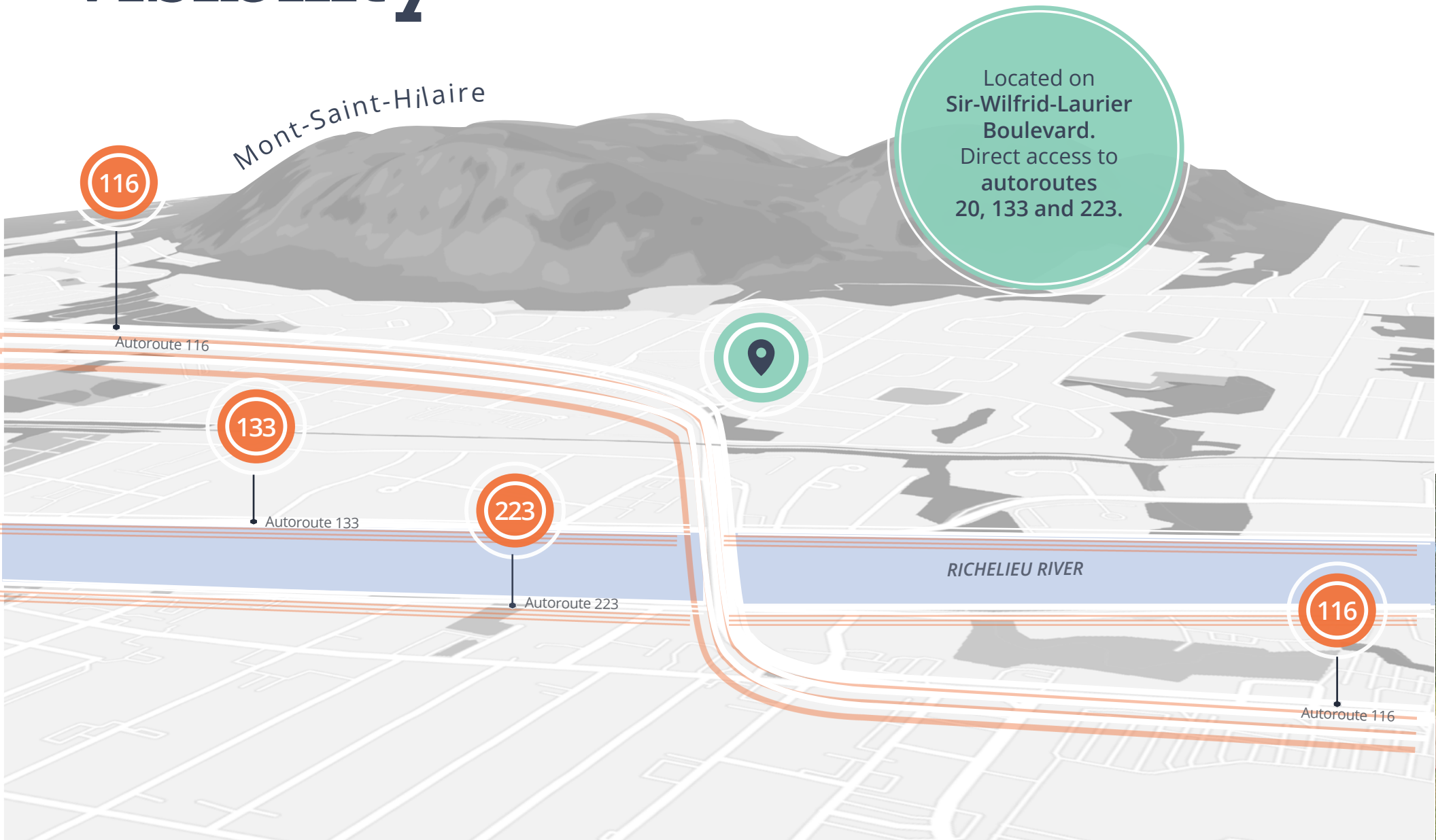
116

Drive-through service - Exit 116

Smooth exit from du Parc Street.



# Exceptional visibility





## Contact us for more information

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Platinum  
member