

**FOR
LEASE**

COMMERCIAL SPACE

5497 HENRI-BOURASSA OUEST BOULEVARD
VILLE ST-LAURENT, QC
(WEST OF MARCEL-LAURIN BOULEVARD)

MAGNA

Les Services Immobiliers Magna - R.D. Inc.
Real Estate Agency

For more informations, please contact :

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TOTAL AREA

± 4,040 sq.ft.
(including common area)

RENTAL PRICE

\$40.00/sq.ft. Net Net

OPERATING EXPENSES

\$8.00/sq.ft. (Estimated 2027)

ELECTRICAL ENTRY

100 amps/600 volts

AVAILABILITY

Spring 2027

REMARKS

Ideal for:

- Dentist/Orthodontist
- Financial Institutions
- Medical Center
- Satellite Pharmacy



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9840 du Golf Blvd
Montreal, Quebec
Canada, H1J 2Y7



HIGHLIGHTS:

- This spacious commercial unit offers excellent layout flexibility and is particularly well suited for healthcare professionals and neighbourhood service providers seeking a strategic location within a modern and ever growing residential development (designated T.O.D.).

ADVANTAGES:

- New construction, with occupancy scheduled for Spring 2027.
- Space can be customized to meet the tenant's specific requirements.
- Excellent visibility and accessibility.
- Indoor parking available.
- Located just a 5-minute walk from the Réseau Express Métropolitain (REM) Bois-Franc station.

