



High-front retail space for lease in Ahuntsic-Cartierville

- Located at the corner of Henri-Bourassa Boulevard and Lajeunesse Street, the 10719 Lajeunesse building in Montréal offers unparalleled convenience, surrounded by a variety of shops, restaurants, and essential services.
- Just a one-minute walk from the Henri-Bourassa metro station and close to several bus stops, it is also situated next to the Collège Bois-de-Boulogne campus and green spaces like Parc Ahuntsic and Parc Jeanne-Sauvé. These popular parks provide a perfect backdrop for relaxation and community events, making this location ideal for balancing work and leisure.



6,500 square feet
of available space



Two-story commercial
building with high visibility



Large terrace
on the 1st floor



Located adjacent
to Henri-Bourassa
metro station

Get more information

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Property overview

Characteristics

Property details

Total leasable area	6,500 sf
Construction year	1933 (to be renovated in 2025)
Number of floors	2
Exterior parking	Available
Zoning	[C.1(1) C], [C.2 C], [C.4 C]
Terms	5-10 years
Availability	Immediate
Net rent	Contact broker

Demographics

40,158

Population
(2021)

\$66,548

Average household
income (2020)

43

Median age

< 1 min

Walk to public transport

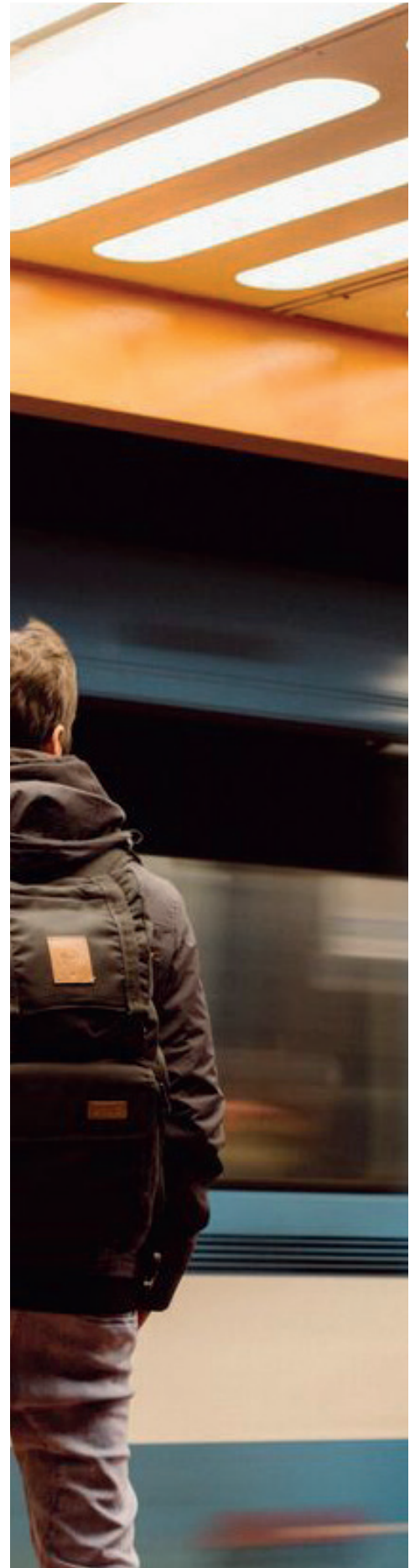
95

Walk score

85

Transit score

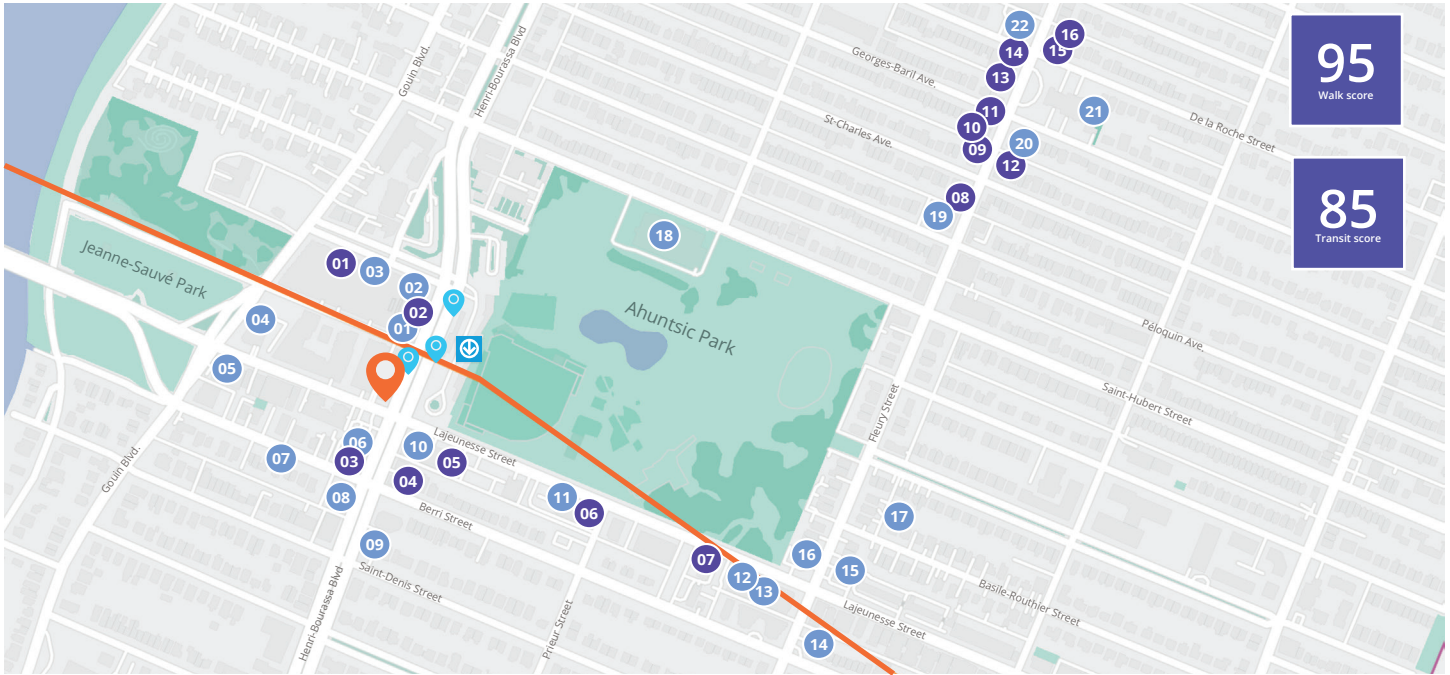
*Within 1km radius from the property
Source: Avison Young Market Intelligence*



Area overview

An exceptional location

10719-10721 Lajeunesse Street,
Montréal, Québec



Public transportation

- Henri-Bourassa
- Bus lines: 69, 380, 171, 30, 31, 48, 49, 56

Cafes and restaurants

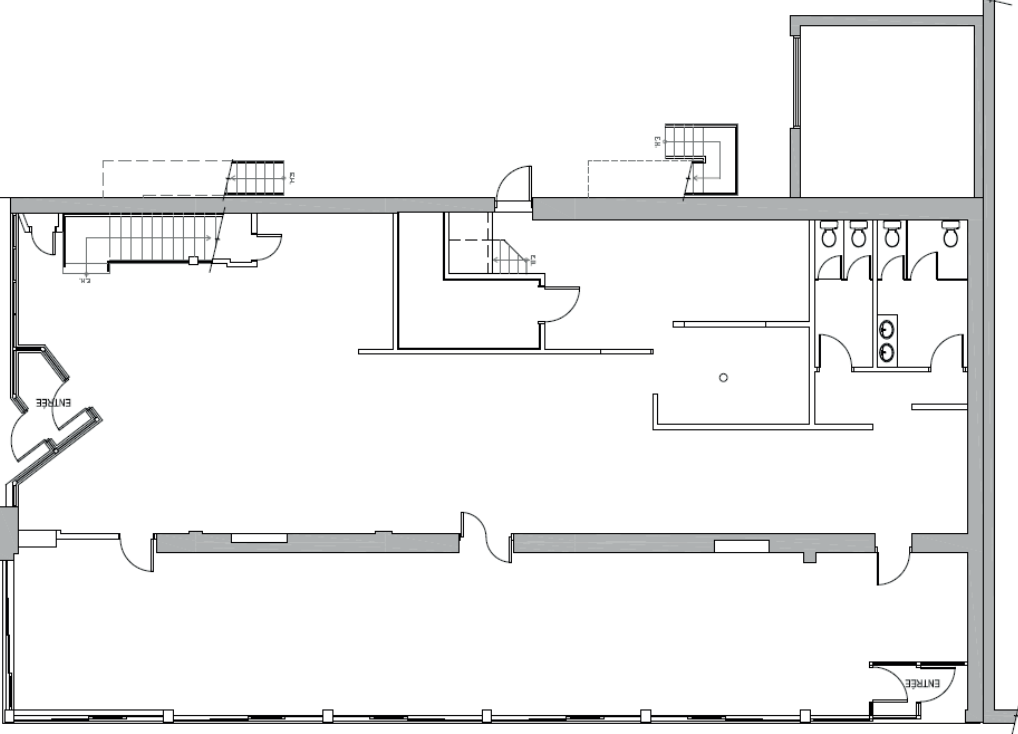
- 01 Tutti Frutti
- 02 Panini 76
- 03 A&W
- 04 Pizza Pizza
- 05 Basha Lajeunesse
- 06 St-Hubert Restaurant
- 07 McDonald's
- 08 Sushi Wawa
- 09 Pizzeria 900
- 10 Pho Fleury
- 11 Ichi Sushi
- 12 Restaurant La Molisana
- 13 Café Le Petit Flore
- 14 Gi-Mo
- 15 Boustan
- 16 Poke Station

Retail and services

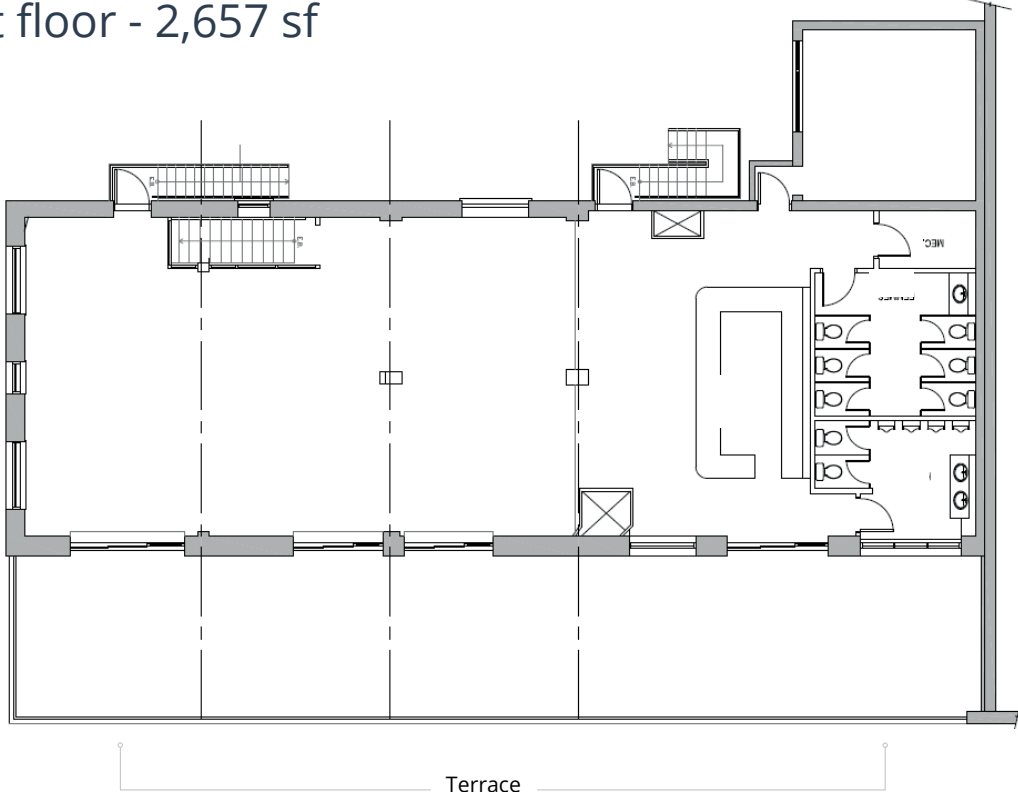
- 01 TD Canada Trust Bank
- 02 Uniprix Pharmacy
- 03 IGA Supermarket
- 04 Fire Station 35
- 05 Budget Car Rental
- 06 Petro Canada Gas Station
- 07 Dental Clinic
- 08 National Bank
- 09 SAAQ Henri-Bourassa
- 10 Dimitri Inc.
- 11 Electric vehicle charging station
- 12 Maison de la Culture Ahuntsic
- 13 Bibliothèque Ahuntsic
- 14 Couche-Tard Dépanneur
- 15 514 Muffler Car Garage
- 16 Mondou
- 17 Ahuntsic Christian Church
- 18 Ahuntsic Arena
- 19 Rachel Berri Supermarket
- 20 Desjardins Ahuntsic
- 21 Saint-Paul-de-la-Croix Catholic Church
- 22 National Bank

Floor plan

Ground floor - 3,855 sf

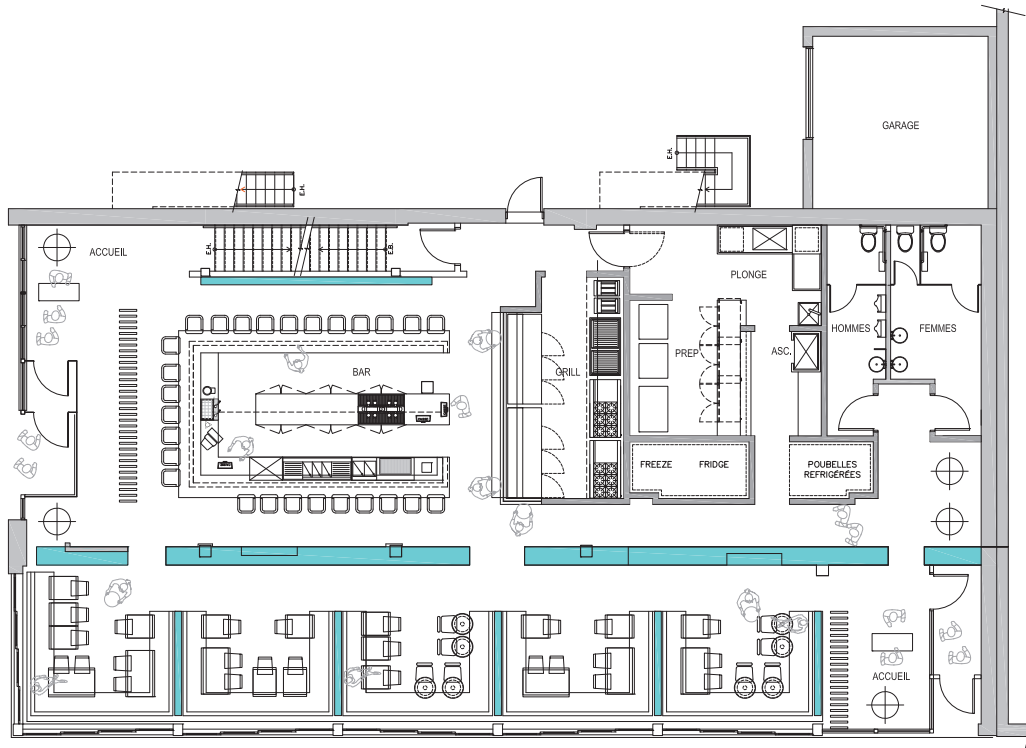


1st floor - 2,657 sf



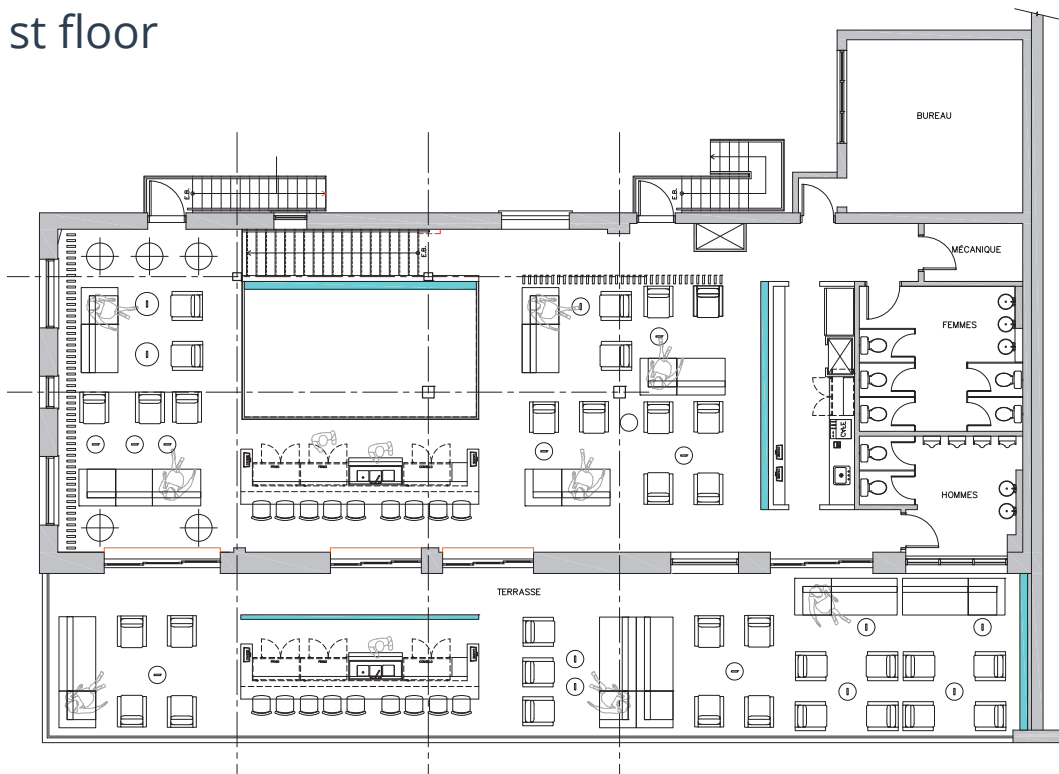
Floor plans

Ground floor



For illustration purposes only

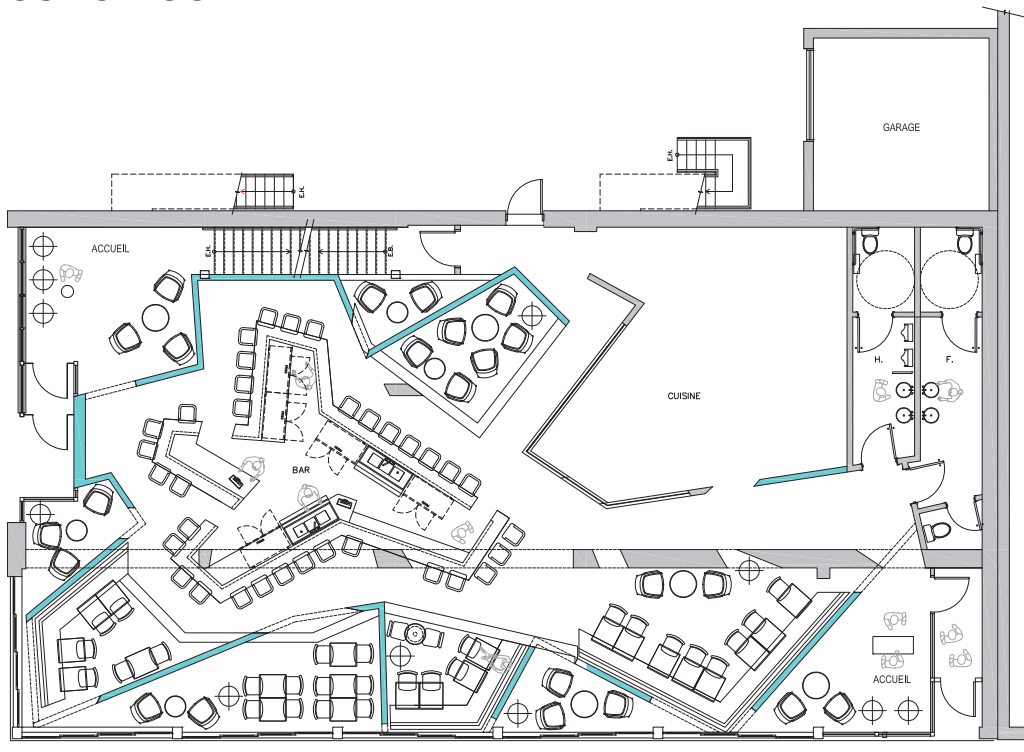
1st floor



For illustration purposes only

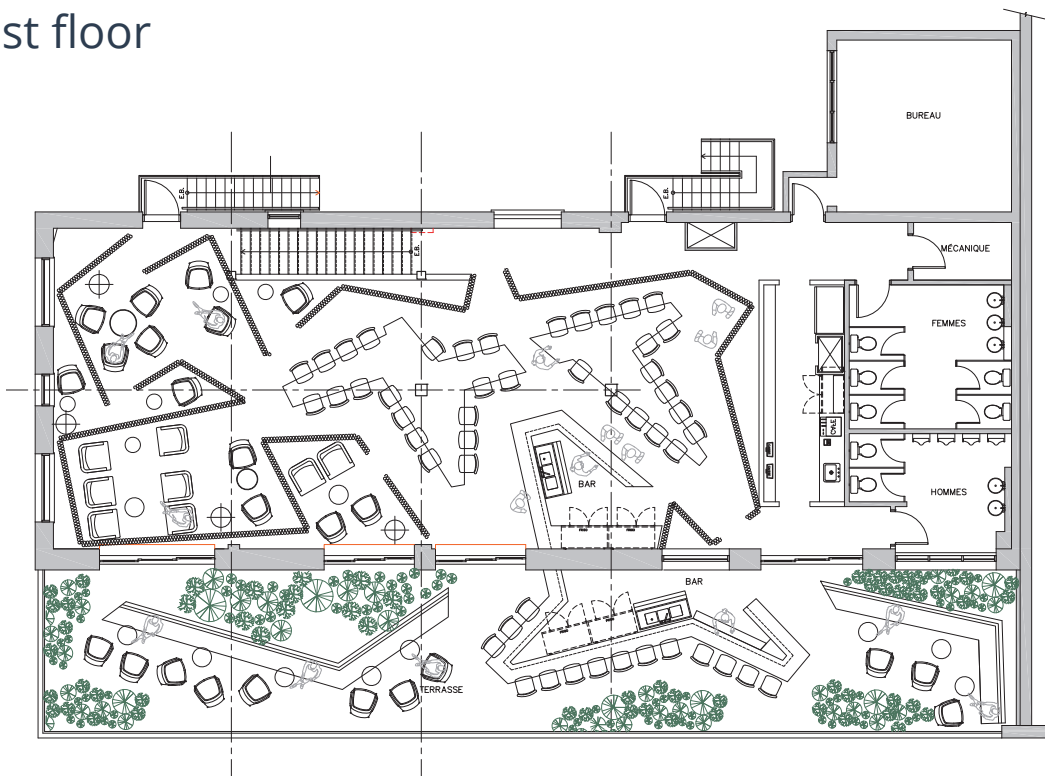
Floor plan

Ground floor

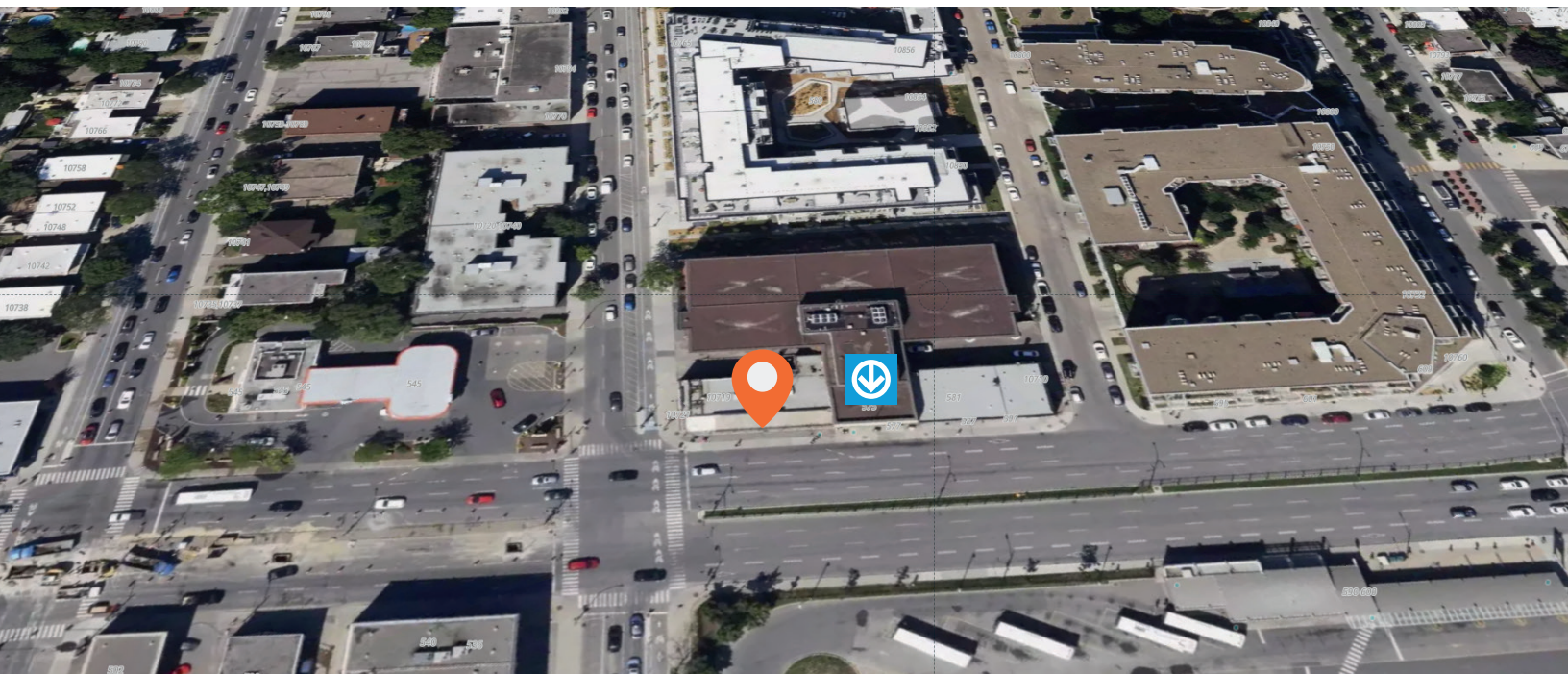


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1st floor



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Want to plan a tour? Contact us for more information.

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