

OBERFELD SNOWCAP

FOR LEASE ↘

**6400-6476 Rue Jean-Talon E
Saint-Léonard, QC**

Place Elysée

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*Chartered real estate broker, DA

Michelle Marcotte-Blart **

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**Commercial real estate broker



Overview

Units can be combined to create a larger space

SQUARE FOOTAGE	6476 : 3041 SF 6460 : 2966 SF 6450 : 903 SF 6444 : 1322 SF 6440 : 4263 SF
ADDRESS	6400-6476 Rue Jean-Talon E, Saint-Léonard, QC
AVAILABILITY	Immediate
NET RENT	Ask listing brokers
ADDITIONNAL RENT	\$8.91 PSF

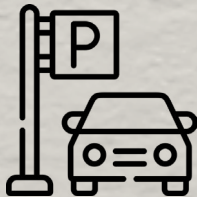
STRIP CENTER WITH
HIGH TRAFFIC



HANDICAP
ACCESSIBLE



PARKING RATIO:
3.2/1000 SF



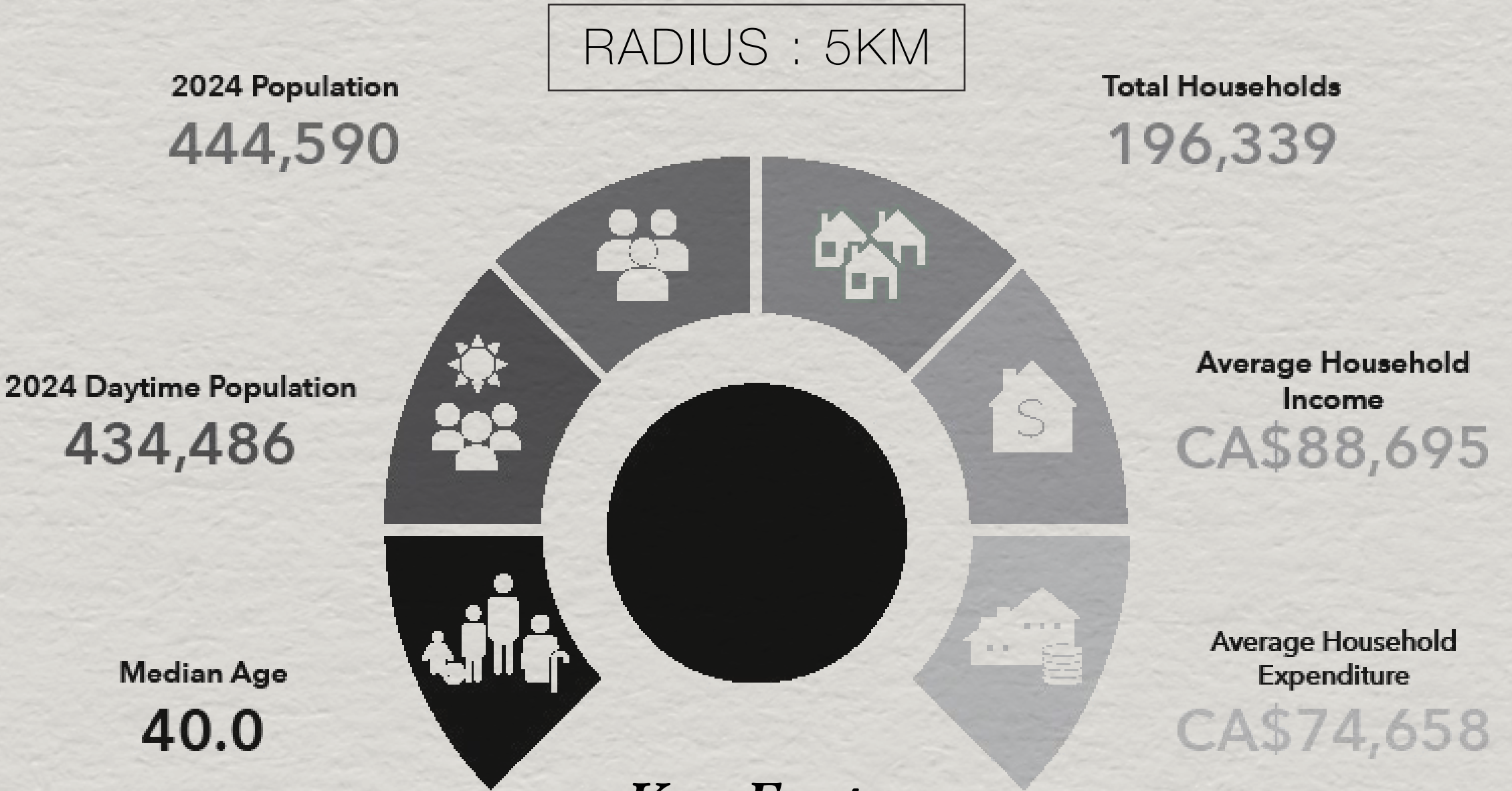
AT THE INTERSECTION
OF 2 MAIN BOULEVARDS



OBERFELD
SNOWCAP



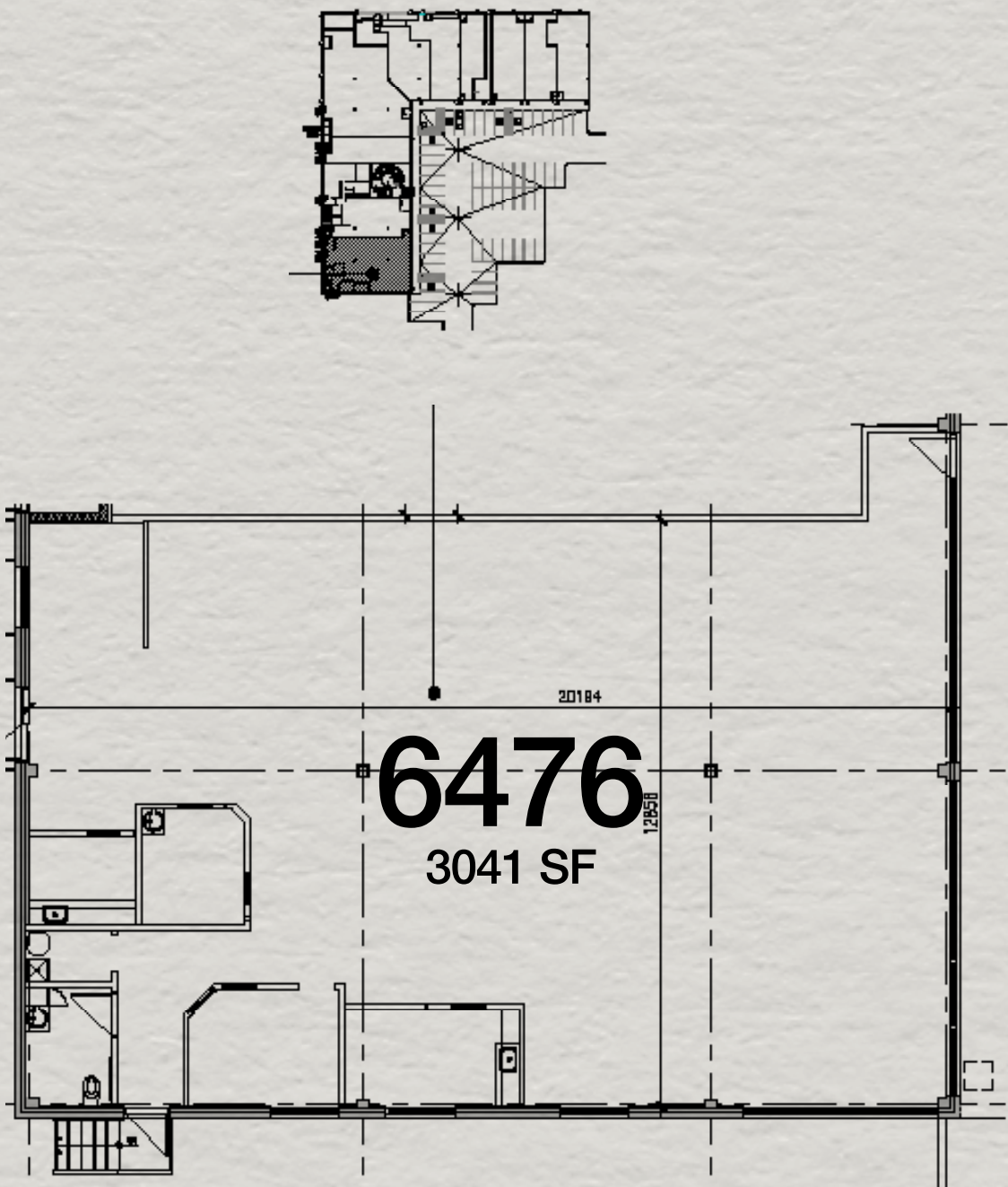
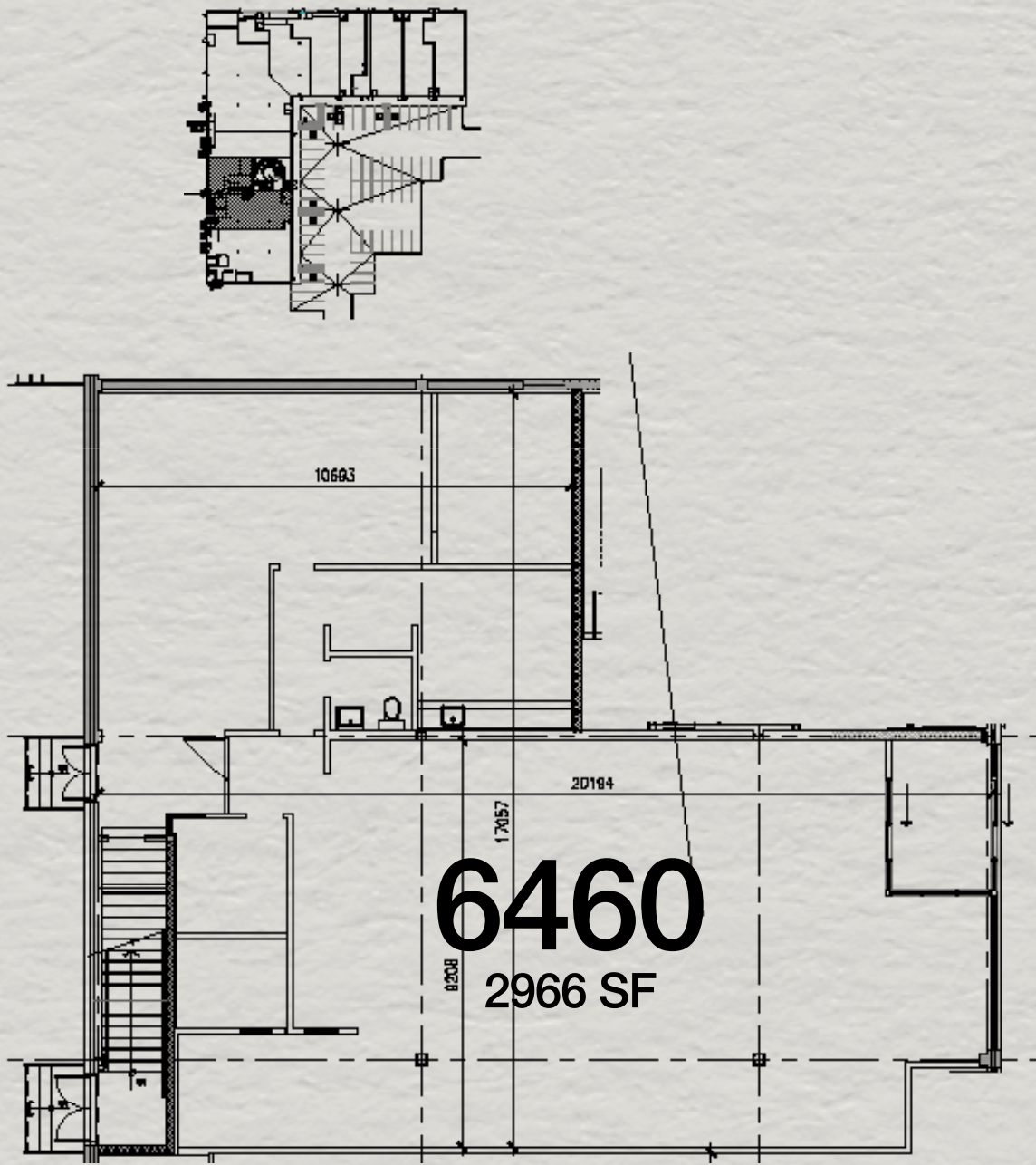
Area Demographics



Key Facts

Demographic Data Source: Environics (2024)

Plan



Plan

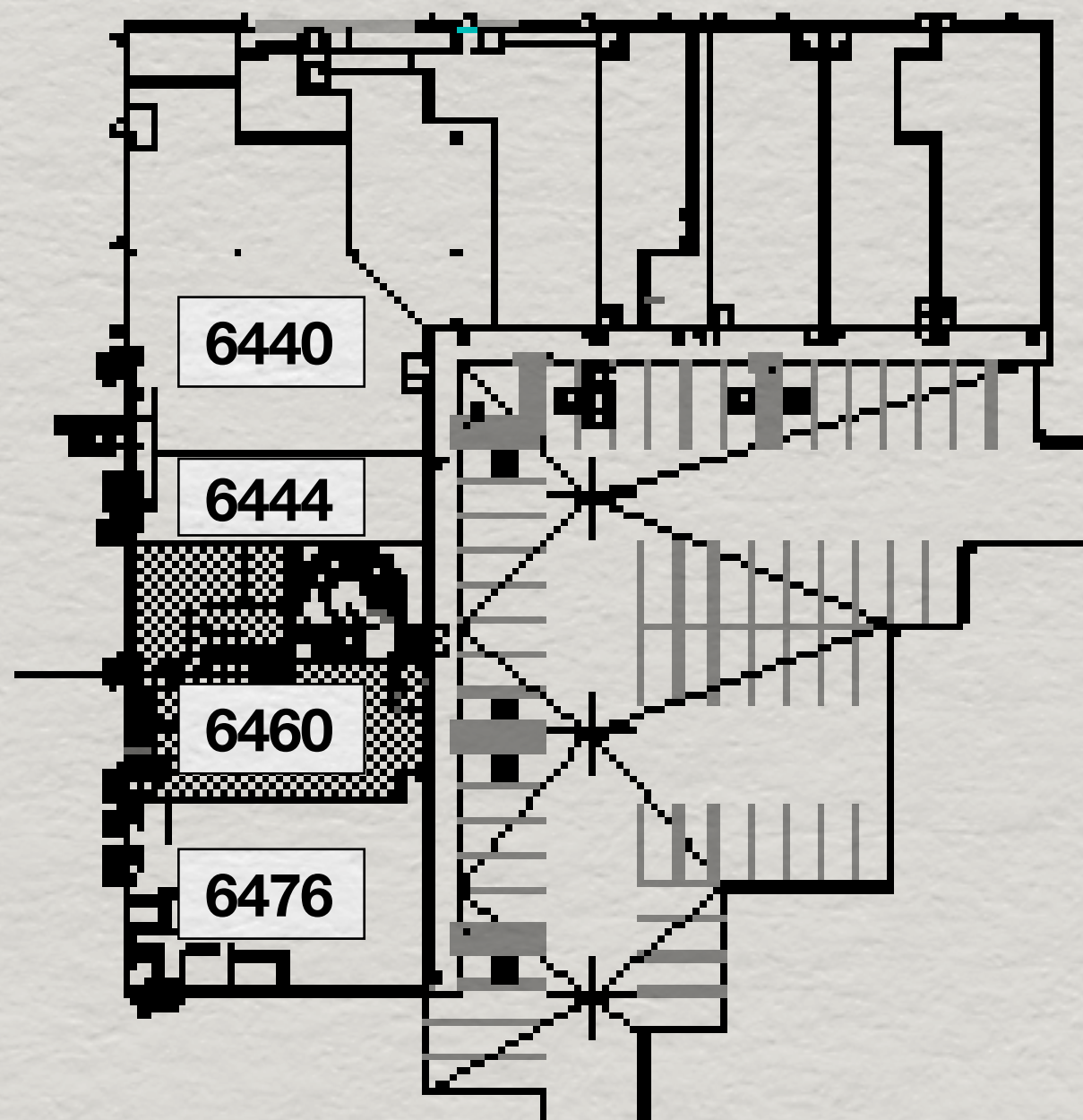
6440 : 4,263 SF

6444 : 1,322 SF

6460 : 2,966 SF

6476 : 3,041 SF

6450 : 903 SF



Retailer Map



www.oberfeldsnowcap.com

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