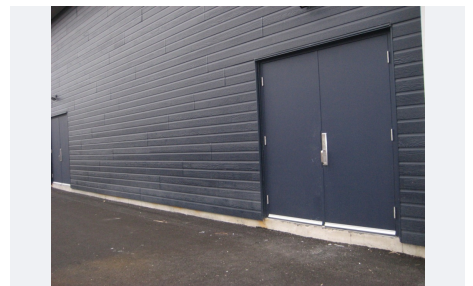


COMMERCIAL FOR RENT

SAINT-LAZARE



ULS : 19786226

872 ROUTE DE LA CITÉ-DES-JEUNES, APP.2, SAINT-LAZARE, J7T 2B5

New quality commercial complex near the busy intersection of Ch. Ste-Angélique and Cité-des-Jeunes. Immediate occupancy. Other sizes also available. Located in front of the new residential sectors of Cité des Papillons and Cité-des-Champs. More than 6,000 vehicles travel in front of this building on a daily basis. See addenda

Complete information at the following address :

www.remax-quebec.com, ULS: #19786226



NUMBER OF ROOMS : 0



YEAR BUILT : 2020



GEORGES VERBOOMEN
Certified real estate broker
RE/MAX ROYAL (JORDAN)
Ofc. : 450-455-5747
Cell. : 514-895-7940



PIERRE FLEURENT
Real Estate Broker
RE/MAX ROYAL (JORDAN)
Ofc. : 450-455-5747
Cell. : 514-835-5122

\$2,032 per month
TGS I/QSI



ADDENDA

You are searching for a new quality location for your business? Ideal for Professional office use or retail and services. Here is the opportunity to be located near all future residential projects in Saint-Lazare and only a few minutes away from highways 30 & 40 and the Town of Vaudreuil-Dorion. New commercial spaces of quality construction.

FLEXIBLE ZONING FOR MANY USAGES.
The base rent is \$2032.91 per month or \$17.00/sq.ft plus additional rent of \$448.42 per month or \$3.75/pc for operating e[...]
(Complete addendum in the annex.)

CHARACTERISTICS

Heating System Electric baseboard units	Heating Energy Electricity
Equipment/Services Air conditioning entrance , Electrical input	Water Supply Municipality
Sewage System Municipality	

BUILDING DETAILS AND PROPERTY INTERIOR

Size 19' X 72' Irregular	Year built 2020
Living area 1,435 SF	Windows Aluminum
Foundation Poured concrete	Siding Pressed fibre , Stone
Roofing Asphalt shingles	

LOT AND EXTERIOR FEATURES

Driveway Asphalt	Zoning Commercial
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NEIGHBOURHOOD STATISTICS



POPULATION BY AGE GROUP

Powered by LOCAL LOGIC



14 AND UNDER	20.3%	35-49 YEARS	23.4%
15-19 YEARS	5.8%	50-64 YEARS	23.5%
20-34 YEARS	13.9%	65 AND OVER	13.1%

HOUSEHOLD COMPOSITION



PERSON LIVING ALONE : 17.6%



FAMILIES WITH CHILDREN : 0.0%



FAMILIES WITH NO CHILDREN : 41.4%

EDUCATION

NO DIPLOMA



15.5%

HIGH SCHOOL



26.9%

APPRENTICESHIP
OR TRADE



17.7%

COLLEGE



19.9%

UNIVERSITY



18.0%

HOUSING TYPE

SINGLE-DETACHED
HOUSE



77.5%

SEMI-DETACHED OR
ROW HOUSE



0.0%

DUPLEX



1.6%

APARTMENT, LESS
THAN 5 FLOORS



15.5%

APARTMENT, 5 OR
MORE FLOORS



0.0%

SPOKEN LANGUAGE(S)

Unilingual French 27.8%

Unilingual English 6.8%

Bilingual (Fr/En) 65.1%

Other 0.3%

AVERAGE INCOME

HOUSEHOLD

\$85,234

INDIVIDUAL

\$39,891

HOUSING TENANCY

OWNERS

79.1%

RENTERS

20.9%

INCLUDED & EXCLUDED

Included

New commercial unit. See addenda for inclusions.

Excluded

Operating costs including municipal and school taxes will be charged to the tenant as additional rent. The estimated costs are \$3.75/sq.ft.

FINANCIAL DETAILS

PROPERTY IMAGES



FACADE



BACK FACADE



ADDENDA (COMPLETE)

You are searching for a new quality location for your business?

Ideal for Professional office use or retail and services.

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New commercial spaces of quality construction.

FLEXIBLE ZONING FOR MANY USAGES.

The base rent is \$2032.91 per month or \$17.00/sq.ft plus additional rent of \$448.42 per month or \$3.75/pc for operating expenses. The total monthly rent is \$2,481.33

Lessor will provide the following:

- Roof top HVAC unit.
- Polished concrete floor.
- Aluminium commercial entrance door and windows.
- 60 amps electrical entry.
- Washroom with basic sanitary fixtures.
- More than 50 parking spots available.