

Quality Retail & Office Spaces for Lease

savills

FOR LEASE 794 Curé-Labelle Boulevard, Blainville





SPACE DETAILS

Available Units

Suite 101-103 (Grd Floor) - 3,438 SF

Suite 102 (Grd Floor) - 3,934 SF

Suite 204 (2nd Floor) - 1,451 SF

\$25.00

Net rental rate (\$/SF/year)

\$10.10

Additional rent (\$/SF/year)

Immediate

Availability

EXCLUDED

- Metered electricity
- Cleaning services

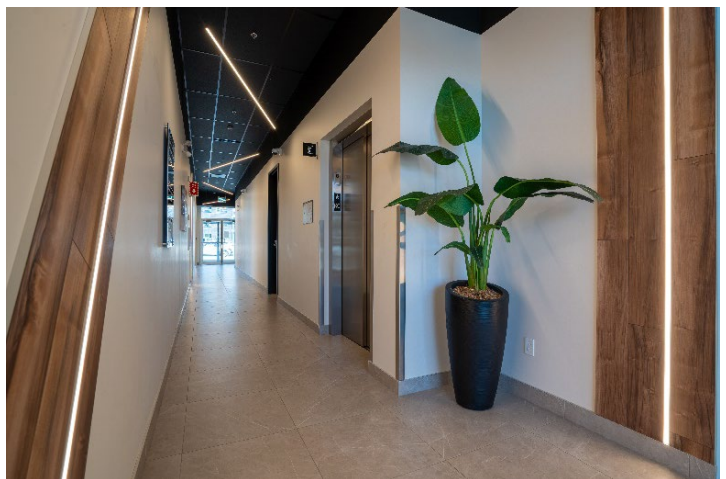
INCLUDED

- Heating and air conditioning

KEY HIGHLIGHTS

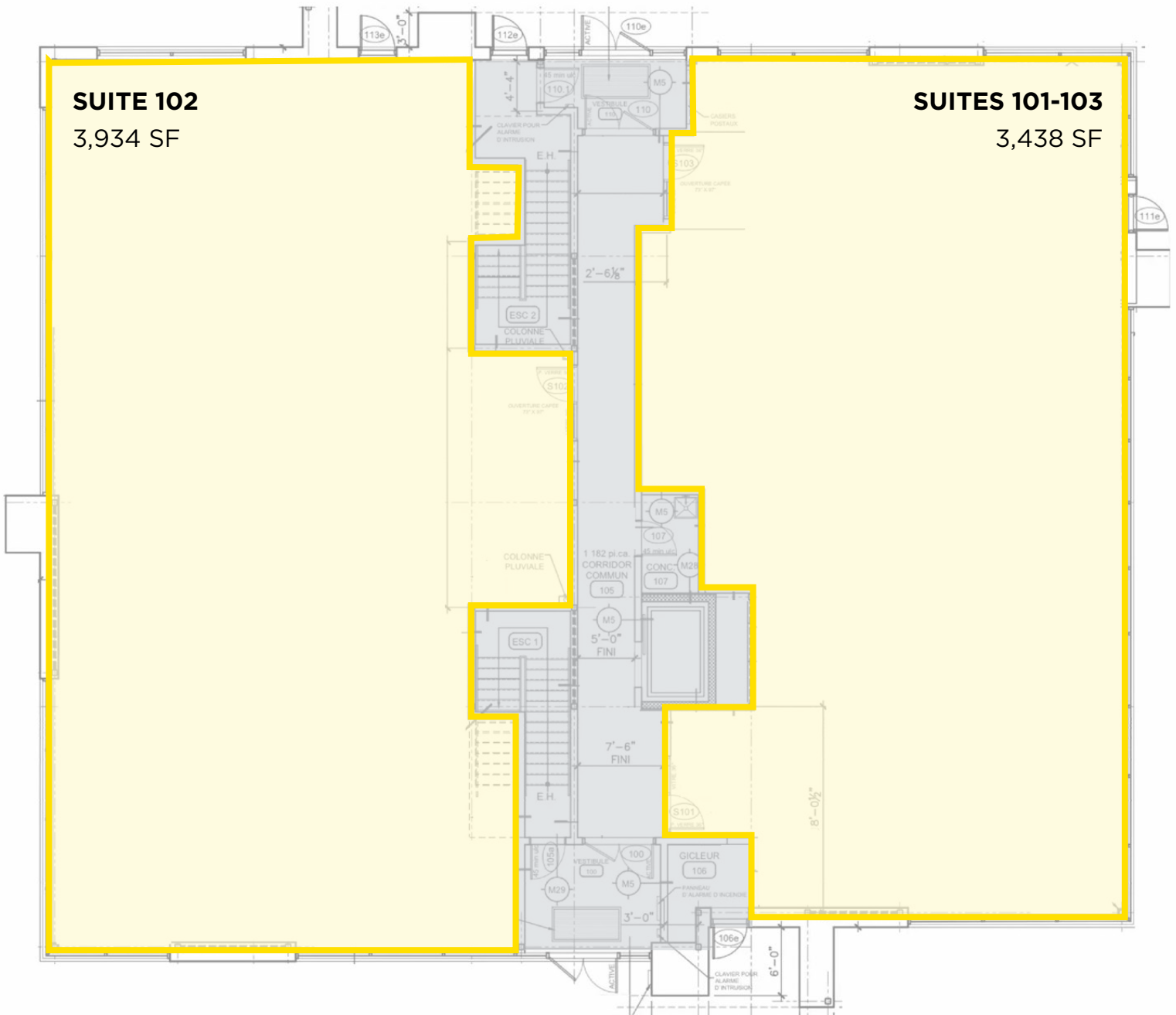
- Total of 8,823 SF located on the ground floor and 2nd floor of a prestigious professional office building completed in 2020.
- Modern and bright spaces offering high ceilings and abundant natural light.
- Ample free exterior parking (1 stall/277 SF).
- Easy access to Highway 15 via Exit 25. Building situated within the Blainville TOD zone, just a 10-minute walk from the Blainville EXO train station (Saint-Jérôme line). In close proximity to many shops, restaurants and to numerous services & facilities.
- Advantageous socio-demographic profile in the area.





GROUND FLOOR

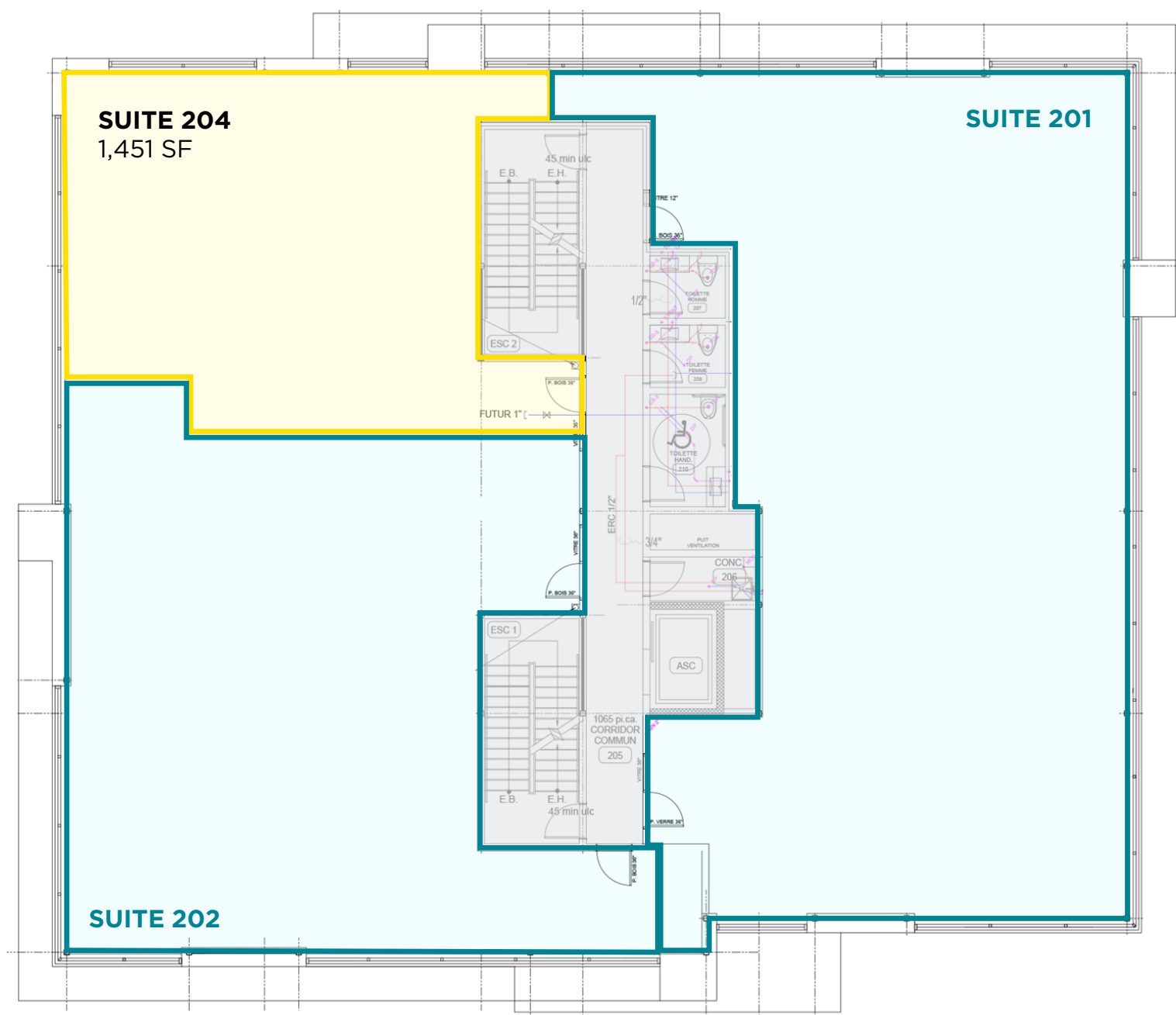
Suites 101, 102 and 103: maximum of 7,372 SF available, with the possibility of combining the three suites by including a section of the central corridor.



 Available







 Available







- | | |
|----------------------|-------------------------|
| 1. Maxi | 10. Banque Laurentienne |
| 2. IGA | 11. Le Groupe Maurice |
| 3. RBC Banque Royale | 12. Subway |
| 4. Amir | 13. SAQ |
| 5. McDonald | 14. Super C |
| 6. Tim Hortons | 15. Banque TD |
| 7. Benny & Co. | 16. BMO |
| 8. Allô mon Coco | 17. Gare Blainville |
| 9. Nautilus | |

Grocery store	Train station
Restaurant	Senior home
Bank	Liquor store
Fitness club	

The Area

Blainville, Québec

The City of Blainville is one of the most sought-after municipalities on Montreal's North Shore. Known for its exceptional quality of life, strong economic vitality, and high-quality residential neighborhoods, the city attracts families, professionals, and a diverse range of businesses.

Strategically located along Curé-Labelle Boulevard (Route 117), at the intersection with Seigneurie Boulevard, 794 Curé-Labelle Boulevard offers excellent commercial visibility and direct access to Laval and Montreal via Highways 15, 13 and 640, as well as Route 117. Traffic Volume on Route 117, directly in front of 794 Curé-Labelle Boulevard, is among the highest in the area, with a daily average of over 30,000 vehicles. The Blainville commuter train station, part of the EXO transit network and just a 10-minute walk from the property, also provides quick access to downtown Montreal.

The area is known for its modern infrastructures, quality schools and numerous parks and green spaces. It is home to a family-oriented and professional clientele with strong purchasing power, driving steady demand for a wide range of products and services. The TOD (Transit-Oriented Development) zone surrounding Blainville station has attracted significant interest from developers in recent years, leading to the construction of numerous high quality residential, commercial, and mixed-use projects, with 794 Curé-Labelle being a prime example.

With a population growth rate above the metropolitan average and one of the highest average household incomes in the province, Blainville stands out as one of the most sought-after areas for families and residents of Greater Montreal Area.

2024 Demographic Data



62,212

Total Population



2.6

Average Household Size



1.02%

Expected Growth (2024-2029)



42.1 years old

Median Age



\$155,076

Average Annual Household Income



23,589

Number of Households

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