

Retail opportunity in Bromont's premier shopping destination

Quartier Bromont
105 du Carrefour Boulevard
Bromont, Québec



Retail spaces for sale or for lease

Nine commercial units ranging from 2,500 to 14,226 sf



**AVISON
YOUNG**

Bromont

A hub of culture, art and creativity

Bromont, Québec, is a vibrant hub of culture nestled in the heart of the Eastern Townships. Renowned for its blend of artistic creativity and small-town charm, Bromont offers a rich cultural tapestry that captivates both residents and visitors alike.

Known for its world-class skiing and vibrant cycling trails.

Beyond its arts and culinary offerings, Bromont cherishes its historical heritage and natural surroundings. The town's historical sites, charming architecture, and scenic landscapes provide a backdrop for exploring its rich past and enjoying outdoor activities throughout the year. Bromont draws a diverse array of visitors each year through a series of major events that highlight its vibrant community and outdoor spirit.

The **Bromont Open**, a premier golf competition, attracts top riders and equine enthusiasts from around the globe to witness thrilling show jumping and dressage performances. Meanwhile, the **International Bromont** offers a prestigious venue for the finest in three-day eventing, featuring elite riders and their horses in a showcase of skill and endurance. Adventure seekers flock to the **Festival Gravité**, an exhilarating celebration of mountain biking and extreme sports that transforms the town into a hub of high-flying stunts and competitive races. Additionally, the **Bromont Ultra** lures endurance athletes to challenge themselves on a grueling array of trail running distances, set against the stunning backdrop of Bromont's natural landscapes. Together, these events create a dynamic calendar that highlights Bromont's appeal as a destination for sports, competition, and outdoor adventure.

60 min

Drive duration to Montréal

4.3M

People in the Greater Montreal Area

1.6M

Total number of annual visitors in 2023



Source : Tripadvisor

District

Opportunity overview

- Located 4 km from *Bromont Montagne d'expériences* and their premier water park and downhill mountain biking making it easily accessible for ski and other outdoor recreation enthusiasts.
- Offers amazing visibility from Autoroute 10, providing scenic views that attract tourists and travelers.
- Within immediate proximity to four well renowned golf courses.
- Features significant bicycle infrastructure, ideal for cycling enthusiasts.

Each of these points highlight key aspects that make the town a desirable destination for both winter sports enthusiasts and tourists seeking scenic beauty and recreational activities.

12,915

Population

\$157,598

Average household income

47.7

Median age

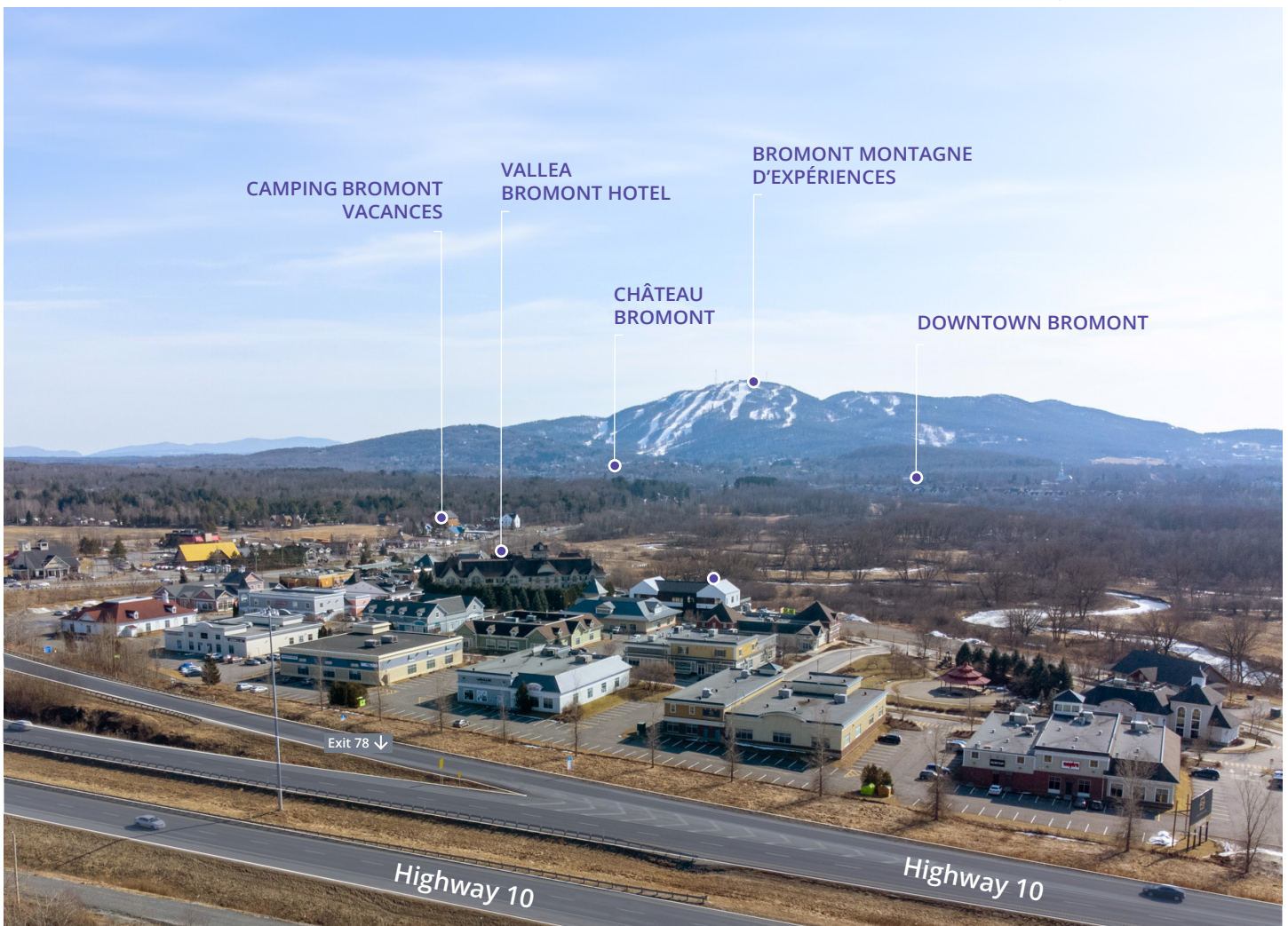
6.3M

Average weekly traffic on highway 10

< 10 min

Drive to Bromont Montagne d'expérience

Source: ESRI, Société de Transport de Montréal - 5km Radius



Property overview

Opportunity details

Property details

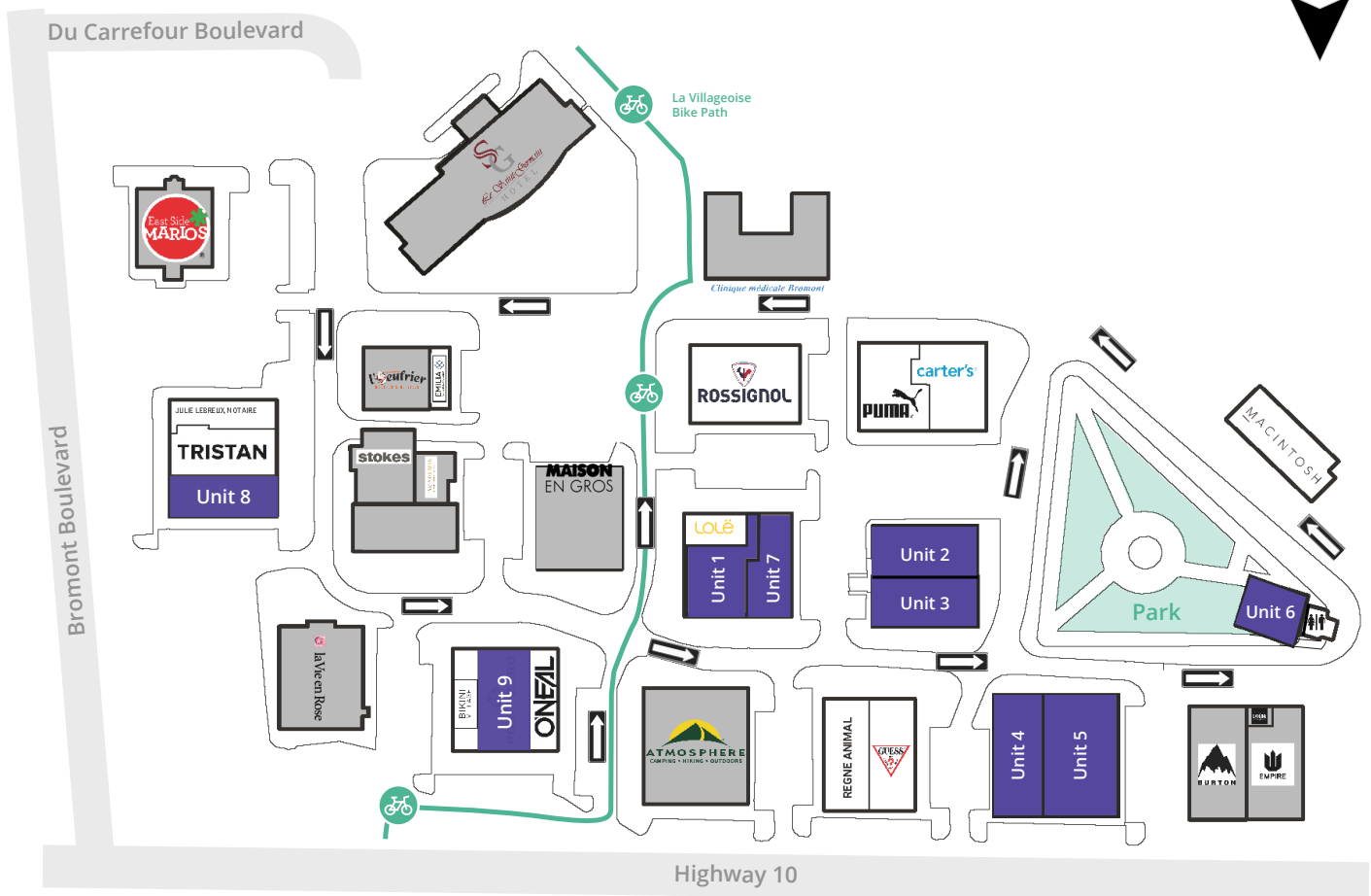
Total leasable area	44,338 sf
Construction year	2006
Number of floors	1
Parking	Ample
Asking price	Contact broker
Net rent	Contact broker
Additional rent	Estimated \$6.50/sf/yr

Available spaces

Unit 1*	Suite 710	4,530 sf
Unit 2**	Suite 2220	4,999 sf
Unit 3**	Suite 2210	5,007 sf
Unit 4*	Suite 1320	5,083 sf
Unit 5*	Suite 1310	9,143 sf
Unit 6	Suite 2010	2,993 sf
Unit 7*	Suite 720	3,837 sf
Unit 8	Suite 210	4,051 sf
Unit 9	Suite 520	4,675 sf

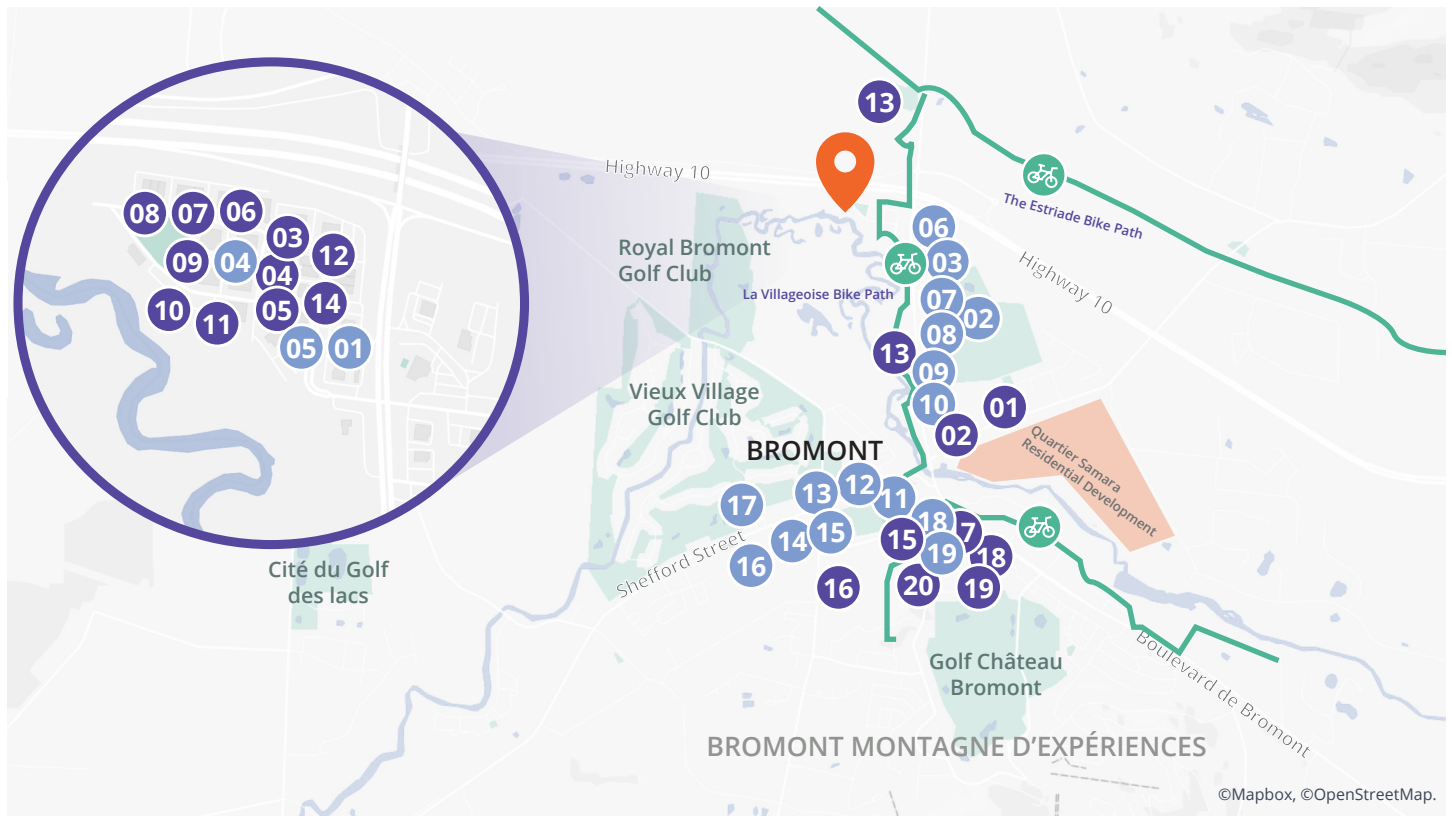


* Contiguous
 **Contiguous and demisable



Property overview

Opportunity details



Easy access to major highways (Highway 10 in particular), providing fast, easy access to the region from Montréal and other nearby cities



Serviced by Transdev limocar Buses, with express lines connecting Bromont to Sherbrooke and Montréal and neighboring towns



A highly developed cycling infrastructure, with cycle paths and shared lanes encouraging the use of bicycles as an alternative means of transport



Outdoor parking lots and designated parking areas to accommodate visitors all year round



4 km from the renowned Bromont Montagne d'expériences a popular destination for skiing and other outdoor recreations

Recreation and Hospitality

01	CNCB*
02	IGA
03	Tommy Hilfiger
04	La Vie en Rose
05	Stokes
06	Sports Experts
07	Guess
08	Urban Planet
09	Ardène
10	Puma
11	Reebok
12	Shell
13	Camping Vélo Bromont
14	Hôtel Vallea
15	Bromont Arena
16	Community Center
17	Métro Plus
18	Dollarama
19	SAQ Sélection
20	Rona

Food and Beverage

01	Sushi shop
02	St-Hubert
03	Subway
04	Le Macintosh Pub
05	Le Roux
06	Starbucks
07	Subway
08	Tim Hortons
09	McDonald's
10	Café Van Houtte
11	Pittstop Vélo Café
12	Restaurant Babar
13	Bistro 633
14	Pizzeria 900
15	Musée du chocolat
16	Place Macpherson
17	L'Espace Vie
18	Brouemont
19	Edgar Hyperlodge

* Centre national de cyclisme de Bromont



Quartier Bromont

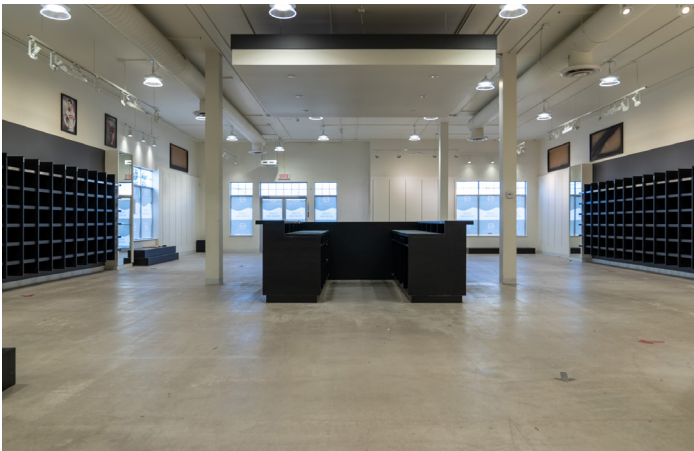
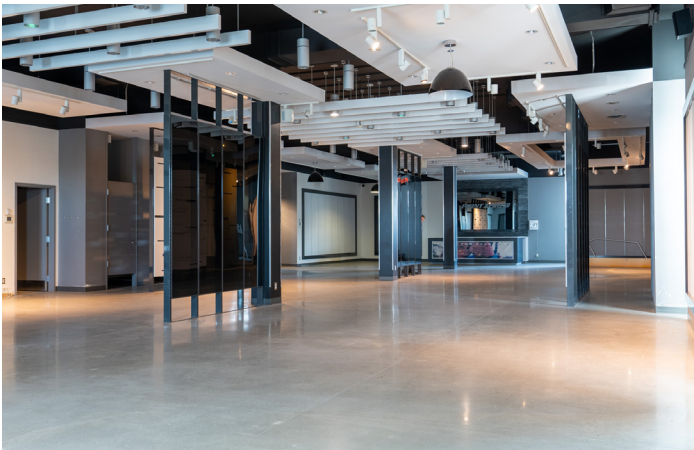
Vibrant retail opportunity

- Situated just a short distance from its renowned ski hill, Bromont beckons winter sports enthusiasts with its pristine slopes and state of the art facilities.
- Only 60 minutes from Montréal, with direct access to exit 78 of Highway 10, which enhances its appeal for both residents and tourists.
- Many great boutiques and warehouse stores highlighting the appeal of retail vibrant scene in Bromont.



Property overview

Retail spaces



Get in touch

105 des Carrefours Boulevard, Bromont
Retail space opportunity

Benedict Bouvier

Senior Associate, Real Estate Broker,
Retail group
+1 514 940 5331
benedict.bouvier@avisonyoung.com

James Lavinkas

Associate Vice President
Commercial Real Estate Broker
+1 514 912 4556
james.lavinkas@avisonyoung.com

Avison Young

1801 McGill College Avenue, Suite 500
Montréal, Québec H3A 2N4
+1 514 392 1330

Visit us online
[avisonyoung.com](https://www.avisonyoung.com)

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