

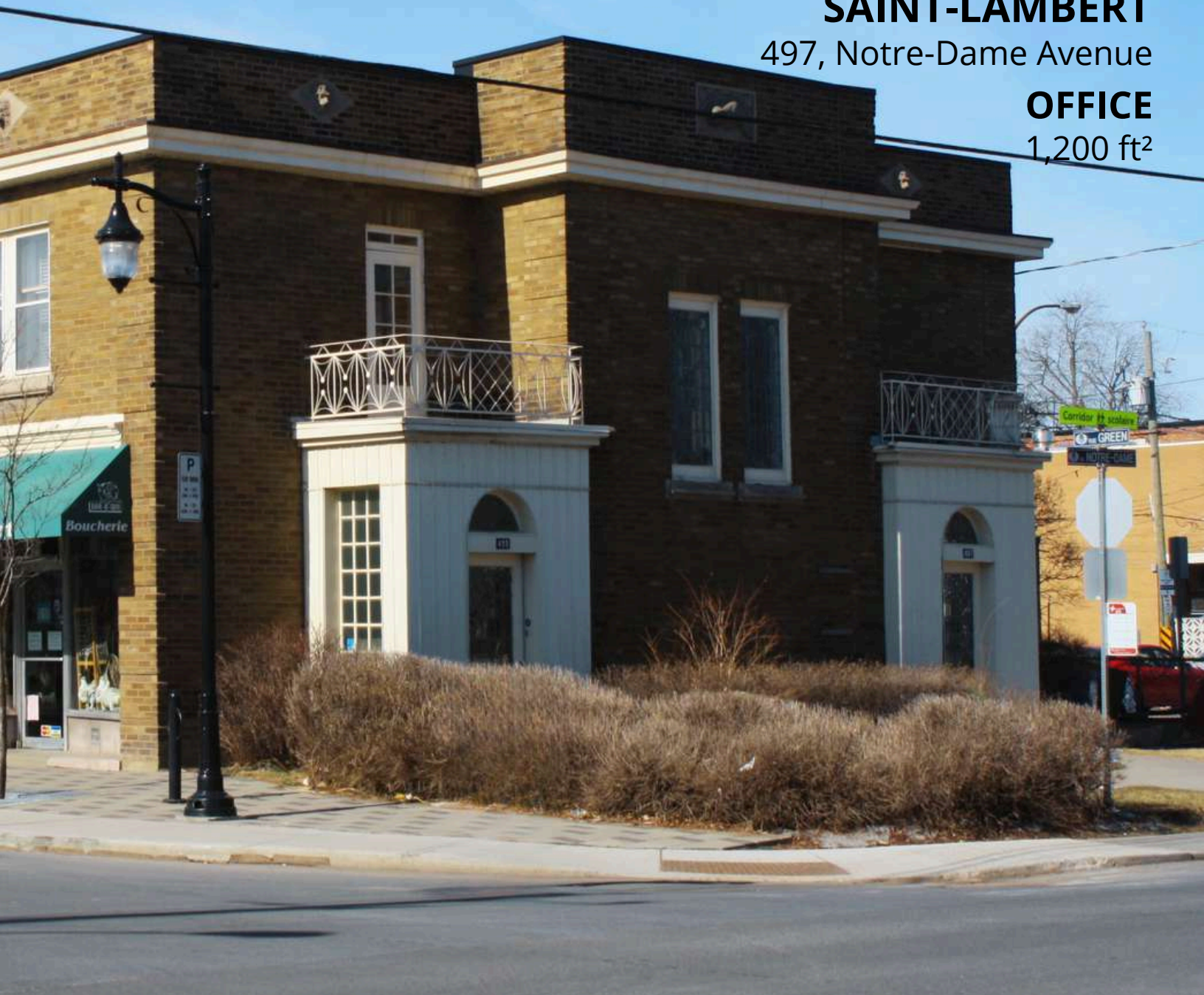
# FOR SUBLEASE

**SAINT-LAMBERT**

497, Notre-Dame Avenue

**OFFICE**

1,200 ft<sup>2</sup>



Suzy PARENT

Certified Real Estate Broker AEO

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**450 655-1334**

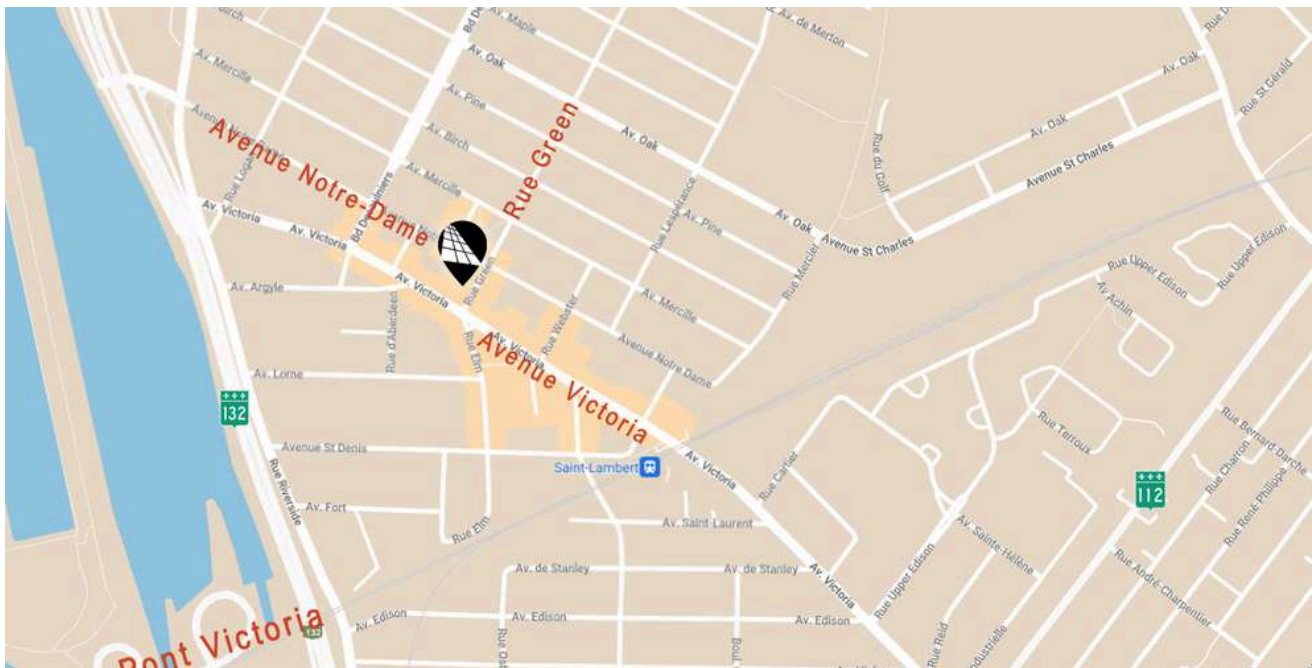
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# HIGHLIGHTS

- Located in the heart of Saint-Lambert, at the intersection of main arteries Notre-Dame Avenue and Green Street
- Easily accessible via routes 132 (700 m), 112 (1.5 km) and 134 (2.2 km), Highway 10 (5.3 km) and the Victoria Bridge (1.5 km)
- Dynamic environment, close to all services
- Office space with century-old cachet
- Ideal for professional offices
- Fully built-in office space
- **Possibility of extending sublease / new term**



## LOCATION



Public Transit  
RTL: #1, 6, 55, 501, 600, 606, 650  
Saint-Lambert Train station (800 m)



Main Roads  
R132, R112, R134, H10



Road Bridges  
Victoria Bridge (1,5 km) and  
Samuel-de-Champlain Bridge (±5 km)

## DEMOGRAPHY (5 km Radius, excluding Montreal)



181,091 Residents



154,645 Daytime Active Population



84,046 Households



\$ 107,718 Average Household Income

*Sitewise - Estimated 2024 Statistics*



## GENERAL INFORMATION

Net Rent	\$20.00 / ft <sup>2</sup>
Additional Rent (2024)	\$17.50 / ft <sup>2</sup>
Electricity / Energy	Excluded

End of current term	May 31st, 2025
Availability	Immediate

## AVAILABLE AREA

(approximate)

<b>Ground Floor</b>	1,200 ft <sup>2</sup>
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## TECHNICAL POINTS



Construction  
1932



Zoning  
CA-1



Lot #  
2 115 764

## A REAL ESTATE EXPERTISE THAT KEEPS ON GROWING

*INTERCOM is there to assist in the decision-making process by determining and evaluating the possible alternatives with the assistance of our professional and knowledgeable real estate brokers supported by a strong administrative team; that is why we exist.*



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October 10th, 2024