

FOR RENT.

150, Montarville Blvd.
Boucherville



Commercial and
office space



2,587 ft²

Michel Labbé

Immobilier Michel Labbé Inc.

Partner | Certified Real Estate Broker AEO

m.labbe@intercomsi.com

450 655-1334

intercomsi.com

intercom_{si}



Suite 100



Suite 100



Suite 100

General Information

Net Rent	\$ 18.00 / ft ²
Additional Rent	\$ 15.00 / ft ²
Electricity / Energy	Included
Maintenance	Excluded
Availability	Immediate
Minimal Lease Term	5 years

First Floor	
Suite 100	2,587 ft ²

Surface areas are approximates

Main Tenants



DR D. GOLD-GOSSELIN
DRE S. LABBÉ
Orthodontistes





Technical Points



Construction
1979



Renovations
2026



Parking
74 stalls



Signage
Sur base



Lot #
2 277 478



Zoning
C-203 (Commercial)



Air Conditioning
Yes



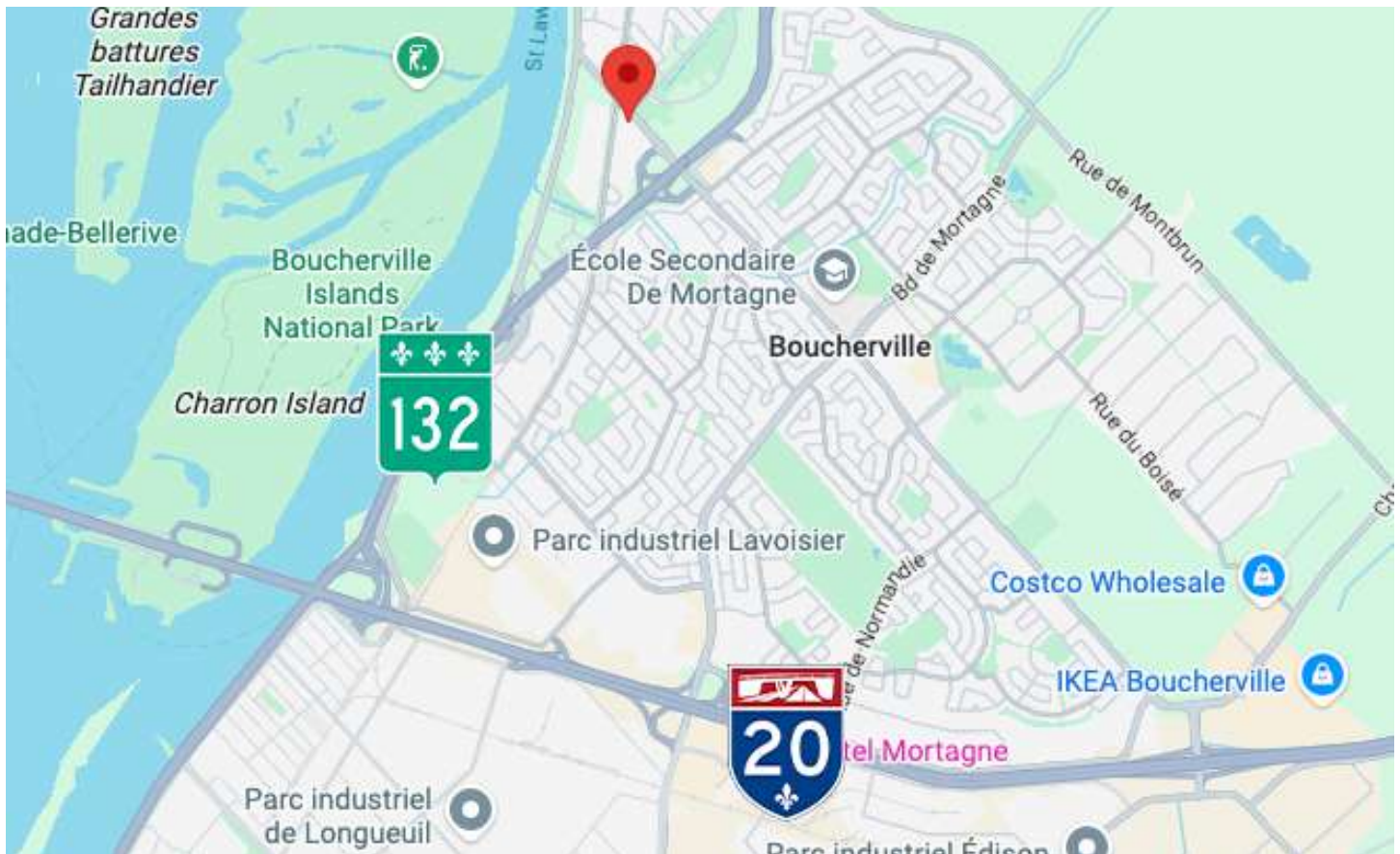
Heating
Electricity



Bathrooms
Private - 3
Public - 1

Highlights

- Excellent highway access via **Route 132** and the **Montarville RTL terminal**
- Strategically located at the **entrance to Boucherville**, adjacent to City Hall
- Close to a residential neighborhood
- **Fully built-out space**
- Accessible to people with reduced mobility
- **On base exterior signage available**
- Neighbouring tenants include two dental clinics, an orthodontist, and a psychologist



Public Transit
61, 80, 81, 82, 85, 180, 284



Population
47,289



Households
20,042



Main Roads
A20, A30, R132



Active Population
57,478



Average Household Income
\$170,589



Road Bridges
Louis-H.-La Fontaine Tunnel (±3 km)
Jacques-Cartier Bridge (±11 km)
Victoria Bridge (±14 km)

Source : Sitewise - 2025 Estimated Statistics - 5 km Radius

Suite 100 - 2,587 ft²



Contact us



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A real estate partner that makes all the difference

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June 29, 2026