

FOR RENT.

466-470, Sir-Wilfrid-Laurier Blvd.
Mont-Saint-Hilaire



Commercial and
office space



± 3,000 ft²

Suzy Parent

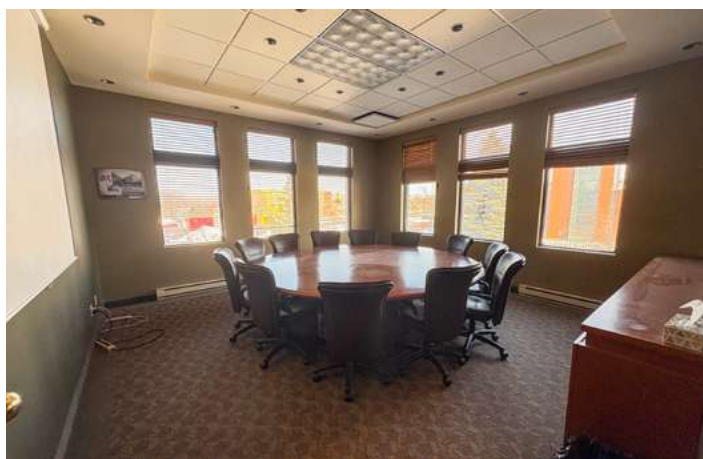
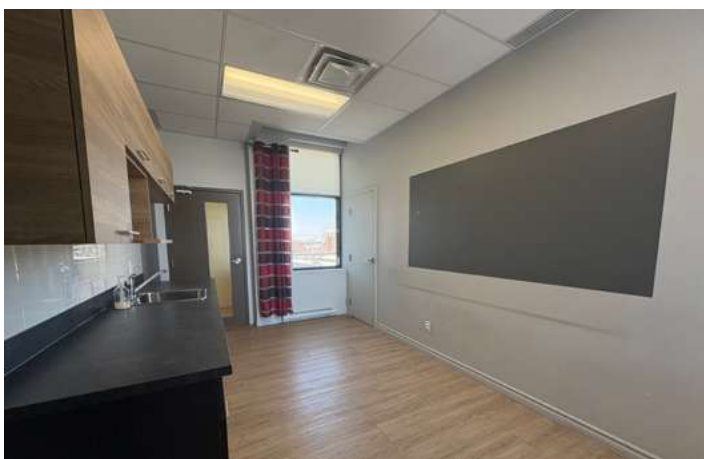
Partner | Certified Real Estate Broker AEO

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General Information

Net Rent	\$ 22.00 / ft ²
Additional Rent (approx.)	\$ 8.50 / ft ²
Electricity / Energy	Included
Availability	Immediate
Minimal Lease Term	5 years

2nd Floor

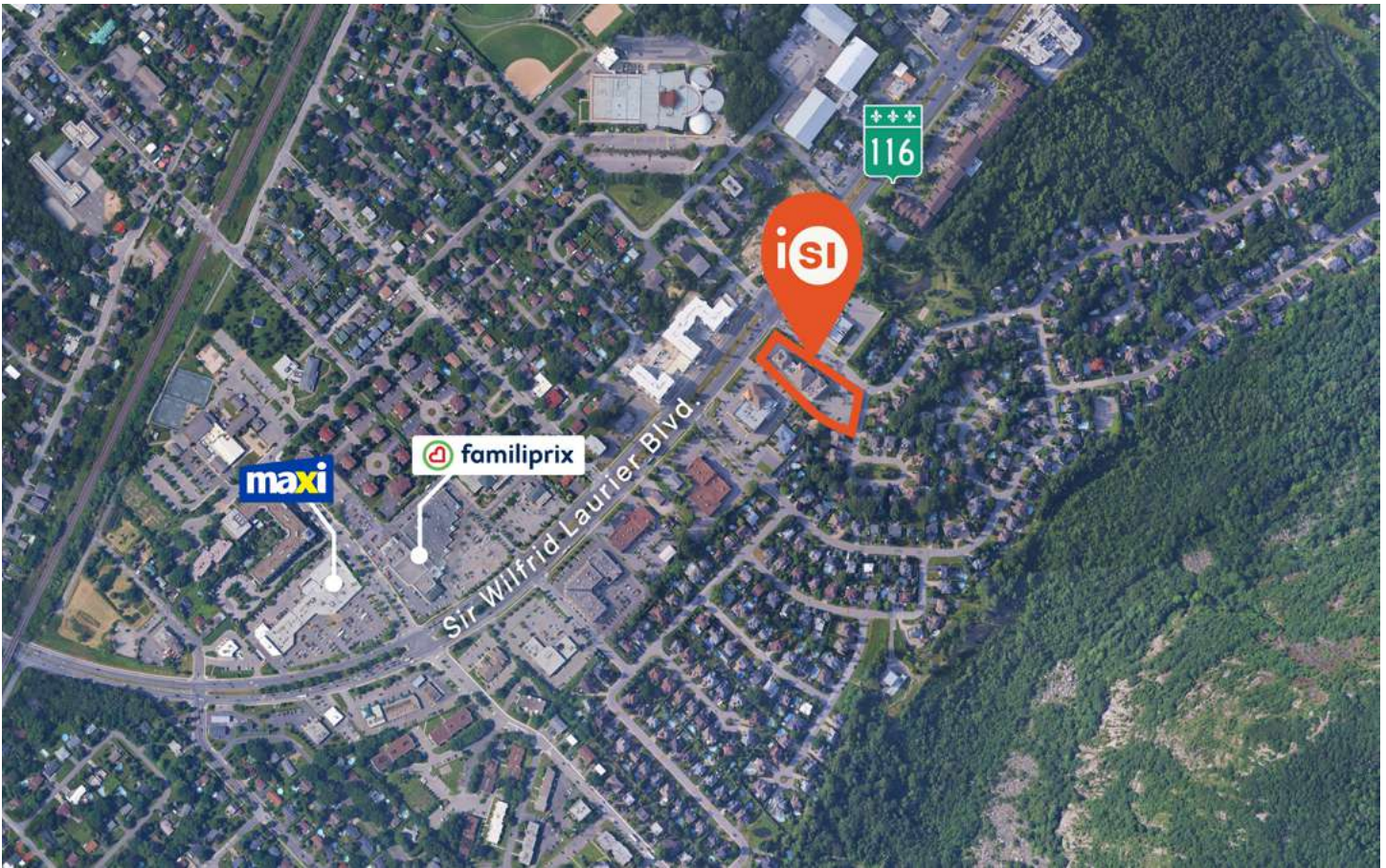
Suite

3,000 ft²

Surface area are approximatives

Neighboring Tenants





Technical Points

	Construction 2009		Parking 94 stalls		Roofing Elastomer membrane
	Exterior Cladding Brick		Signage On building and on base		
	Lot # 4 459 041		Zoning C-14		
	Air Conditioning Yes		Heating Electricity		Bathroom Private
	Sprinklers Yes		Furnished Yes		Floors 2

Highlights

- Located on a main thoroughfare (**Route 116**)
- A **well-established commercial destination**, close to services such as banks, restaurants, pharmacies, cafés, and grocery stores
- Near a **high-income residential neighborhood**
- Office building designed for professionals
- Ideal for **medical services** with multiple water connections
- **Fully built-out** space
- Features modern architecture
- Very large parking area (94 spaces)
- **Spaces accessible to people with reduced mobility**
- **Building signage** available



Public Transit
200, 300



Population
60,561



Households
17,440



Main Roads
R116



Active Population
46,458



Average Household Income
\$ 149,861



Road Bridges
Jordi-Bonet Bridge (± 1 km)
Arthur-Branchaud Bridge (± 4 km)

Sitewise - 2025 Estimated Demographics - 5 km Radius

Contact-us



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