

MÉGA CENTRE CÔTE-VERTU

- A busy and highly desirable power centre leasing opportunity situated in Ville Saint-Laurent
- Anchored by Walmart, Michaels and Bureau en gros
- A subdivisible space strategically located, with easy access and visibility from Highway 40 and Côte-Vertu Boulevard
- Close proximity to Ville Saint-Laurent's Industrial park, office complexes and abundance of residential



UP TO 78,000 SQ. FT.
IN THE RETAIL NODE OF
VILLE SAINT-LAURENT



FEATURES

Available area	78,000 sq. ft. (subdivisible)
Level	Ground floor
Characteristics	Access from Highway 40 service road and Côte-Vertu Boul.
Availability	Immediate
Net rent	Contact us for further information



BUILDING

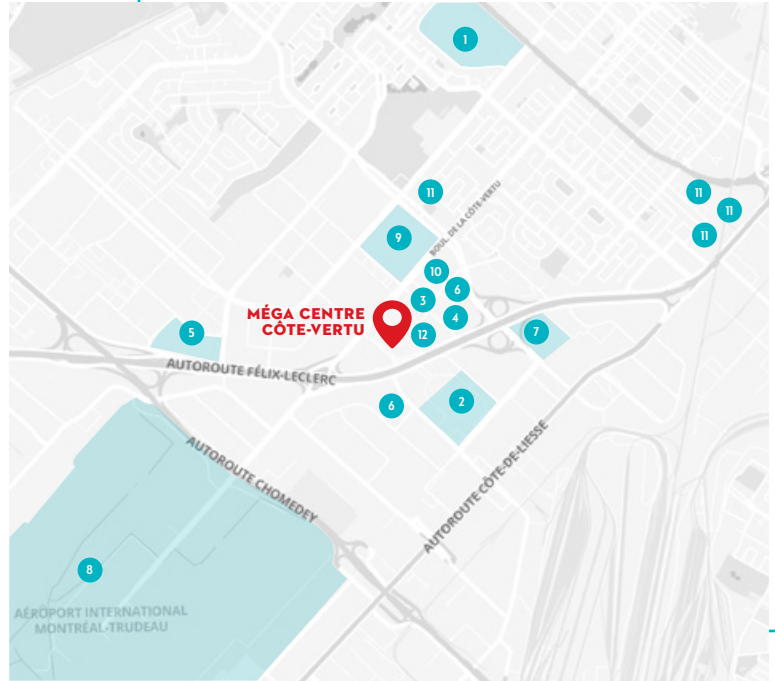
Built	1973
Modernization	1993, 1995, 1999, 2000, 2004, 2013
No. of floors	1
No. of tenants	16
Parking	1,100 spaces





LOCATION

- 1 Bombardier
- 2 Canada Post Distribution Centre
- 3 Cinémas Guzzo
- 4 Courtyard by Marriott Montreal Airport
- 5 Ericsson Canada
- 6 FedEx
- 7 IKEA
- 8 Aéroport international Montréal-Trudeau
- 9 Place Vertu
- 10 Regus
- 11 Residential developments
- 12 RONA L'entrepôt



THE MARKET AT A GLANCE (5 km radius*)

Population	196,000	\$110,000+	24%
Average household income	\$84,408	University education	50%
Average age	39.1	Motorists	1.7 M/year
		(Highway 40 between Cavendish Boul. and Côte-Vertu Boul.)	

*Source: Statistics Canada, 2016 Census; MTQ, June 2021



FOR LEASING INQUIRIES PLEASE CONTACT

Mr. Abie Grunspan

Vice President, Retail Leasing

Real Estate Broker

514 845 4500 +206

agrunspan@croftonmoore.com

croftonmoore.com

**crofton
moore**



