

# MÉGA CENTRE CÔTE-VERTU

- A busy and highly desirable power centre leasing opportunity situated in Ville Saint-Laurent
- Anchored by Walmart, Michaels, Bureau en gros and Dollarama
- 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 10,000 SQ. FT.  
IN THE RETAIL NODE OF  
VILLE SAINT-LAURENT



## FEATURES

<b>Available area</b>	10,000 sq. ft.
<b>Level</b>	Ground floor
<b>Characteristics</b>	Access from Highway 40 service road and Côte-Vertu Boul.
<b>Availability</b>	Immediate
<b>Net rent</b>	Contact us for further information



## BUILDING

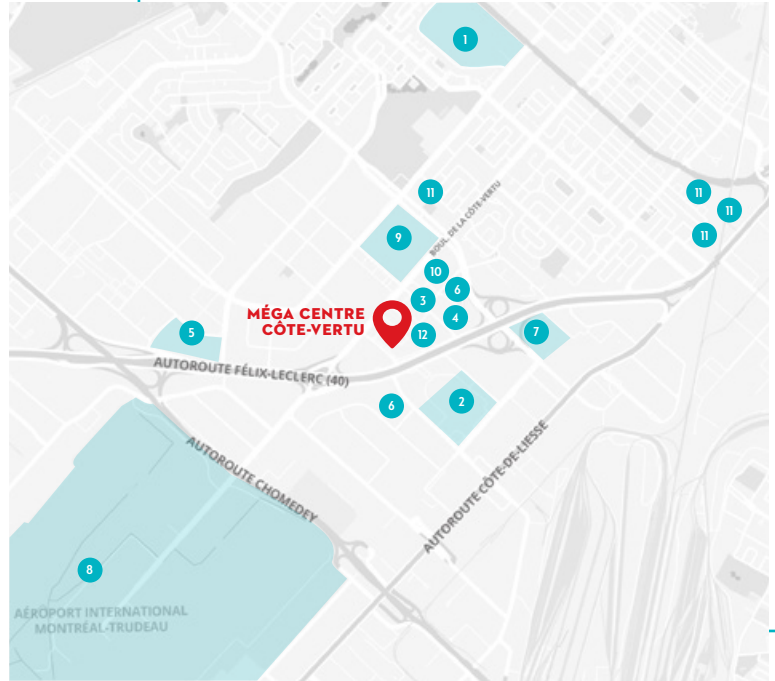
<b>Built</b>	1973
<b>Modernization</b>	1993, 1995, 1999, 2000, 2004, 2013
<b>No. of floors</b>	1
<b>No. of tenants</b>	17
<b>Parking</b>	1,100 spaces





## 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 (6 km radius\*)

<b>Population</b>	102,104	<b>Motorists</b>	36.5 M/year
<b>Average household income</b>	\$50,320	(Highway 40 between Cavendish Boul. and Côte-Vertu Boul.)	
<b>Average age</b>	39.7		

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



FOR LEASING INQUIRIES PLEASE CONTACT

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Photos for illustration purposes only



VOIE DE SERVICE NORD  
AUTOROUTE 40

RUE BÉGIN

BOULEVARD DE LA CÔTE-VERTU



**crofton  
moore**



**RONA**

# méga centre côte-vertu

3610/3836, boulevard de la Côte-Vertu, Montréal

29/08/24

■ détails sur la propriété / *property details*

<b>Localisation / Location</b>	Saint-Laurent
<b>Type de propriété / Type of property</b>	Mégacentre / <i>Power centre</i>
<b>Année de construction / Year of construction</b>	1973
<b>Modernisation / Modernization</b>	1993, 1995, 1999, 2000, 2004, 2013
<b>Superficie locative brute / Gross leasable area</b>	313 000 pi <sup>2</sup> / sq. ft.
<b>Nombre d'étages / Number of floors</b>	1
<b>Stationnement / Parking</b>	1 100 places / spaces
<b>Nombre de locataires / Number of tenants</b>	12
<b>Principaux locataires / Anchor tenants</b>	Bureau en gros, Walmart, Michaels



■ renseignements sur le marché / *market information*

<b>Zone de marché / Trade area</b>	Ville St-Laurent (0km-6km)
<b>Évolution de la population* / Population*</b>	102,104
<b>Évolution des ménages* / Number of households*</b>	41,567
<b>Âge moyen / Average age</b>	39,7
<b>Taille moyenne des ménages* / Average household size*</b>	2,6
<b>Revenus moyens par ménage / Average household income</b>	50,320 \$

\* Source : Statistics Canada (2021 census)

