

# 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

<b>Available area</b>	78,000 sq. ft. (subdivisible)
<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

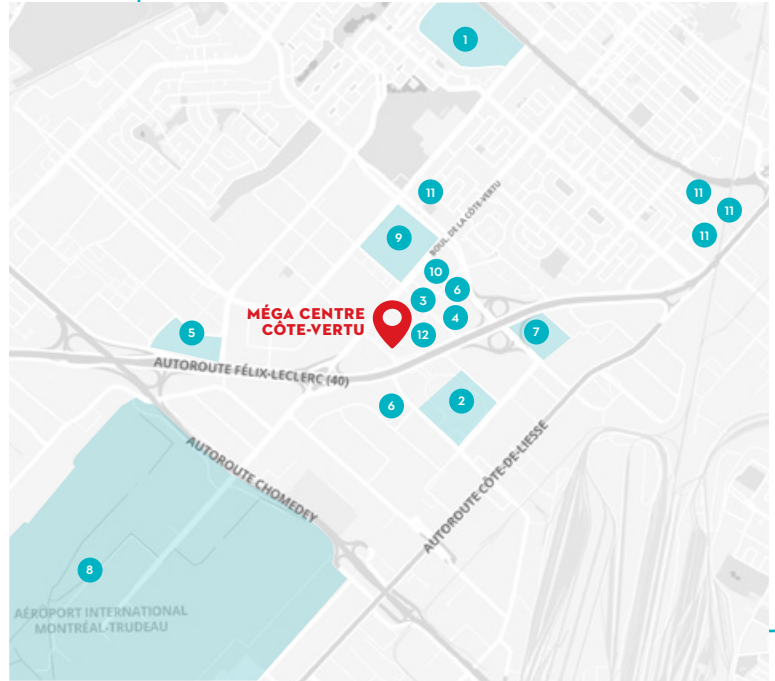
<b>Built</b>	1973
<b>Modernization</b>	1993, 1995, 1999, 2000, 2004, 2013
<b>No. of floors</b>	1
<b>No. of tenants</b>	16
<b>Parking</b>	1,100 spaces





## 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 (5 km radius\*)

<b>Population</b>	196,000	<b>\$110,000+</b>	24%
<b>Average household income</b>	\$84,408	<b>University education</b>	50%
<b>Average age</b>	39.1	<b>Motorists</b>	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

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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

05/07/22

■ 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*

Zone de marché / <i>Trade area</i>	0-5 km
Évolution de la population* / <i>Population*</i>	196 000
Âge moyen / <i>Average age</i>	39,1
Revenu moyen par ménage / <i>Average household income</i>	84 408 \$

\* Sources : Environics ; Statistique Canada (recensement 2016)

