



Retail 24/7.



FOR LEASE

9735-9835 DE L'ACADIE BOULEVARD
CARREFOUR ACADIE
MONTRÉAL, QUÉBEC

CBRE

SPACE DESCRIPTION

Available Area	3,893 sq. ft. and 1,264 sq. ft.
Base Rent	\$29.50
2016 OpEx	\$10.50
Gross Rent	\$40.00
Available	Immediately



KEY FEATURES

Strategically located on the corner of de l'Acadie Boulevard and Sauv  Street.

Excellent signage opportunity and visibility located in a high density residential area.

3,893 SF opportunity set up for restaurant use.

Heated indoor parking.

Plaza tenants include medical, dental, massotherapy and physiotherapy clinics, florist, spa, hairdresser, travel agent, NASR driving school, Isshak Chrome Express, Tek Corner, tanning salon, D veloppement H ritage, Denux Group, notary office, Comp ta Inc., Cr dit Protection, Randstad, La Pistacherie, Pizza Pizza, Kokoro, le Professeur and Aux Cinq Parfums restaurants.

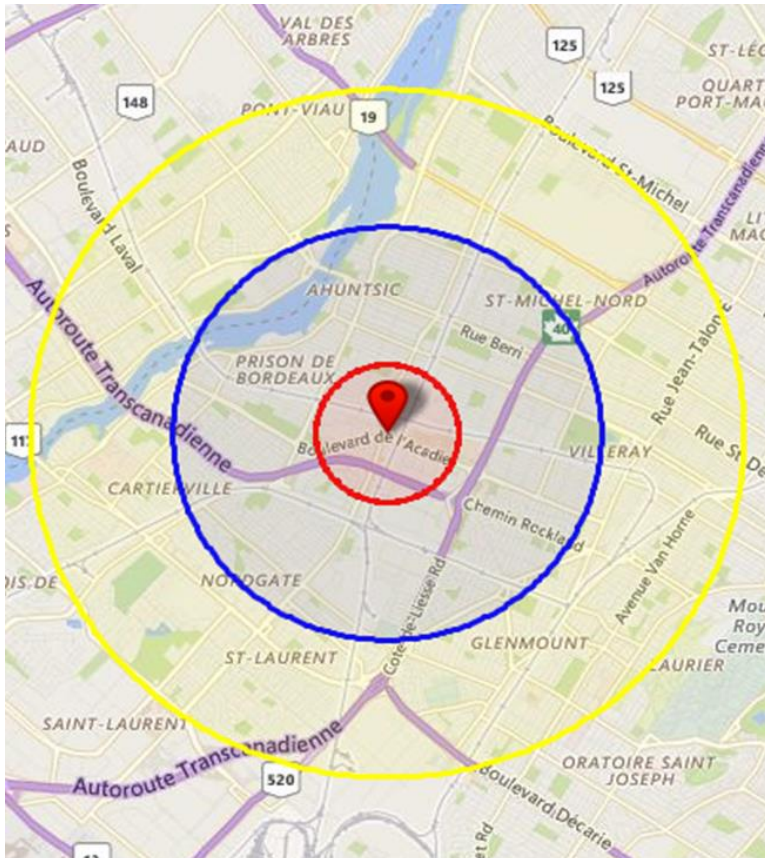
Traffic of 2,173 pedestrians and 29,598 vehicles per day.

Well serviced by public transit: in proximity of the Ahuntsic train station, frequent bus service from lines 121, 179, 365 and 378 and easily accessible by highways 15 and 40.

LOCATION OVERVIEW



AHUNTSIC-CARTIERVILLE



Demographics (within 1 km)

- Total population: 20,019 (2016)
- Average household income: \$55,752
- Median age: 35.9
- 51.9% of the population have completed post-secondary education
- French is the predominate mother tongue (30.5%), with 5% of the population speaking English as a first language
- Major industries include Retail trade, Manufacturing and Health care & social assistance

Real Estate (Ahuntsic-Cartierville)

- Median single-family home sale price : \$463,500 (2016)
- Average condo sale price: \$240,815

About CBRE

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