

**PMML**

Unit 200  
**Commercial**  
298 Labelle, Saint-Jérôme

**FOR RENT**



Isabelle & Cindy  
Commercial Real Estate  
Broker

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**PMML.CA**



## RENTAL SPACE DESCRIPTION

1,100sqft first floor space available for lease in January 2022. Large open room with lots of windows overlooking the north river including a kitchenette and a closed office as well as a common area with 2 multiple bathrooms and a common corridor and entrance.

### STRATEGIC AREA FOR

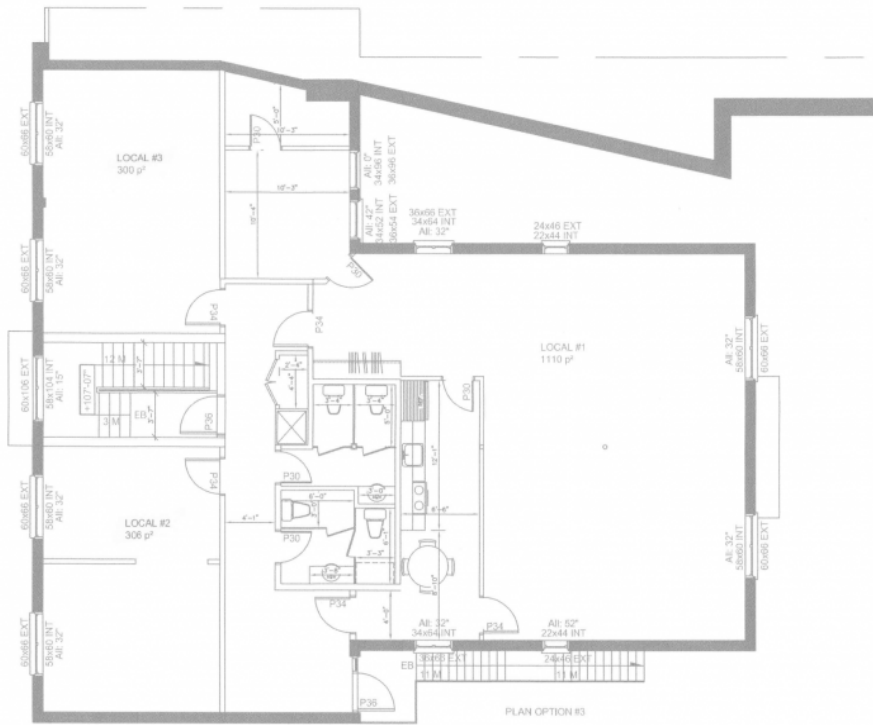
Office and commercial

### SERVICES OFFERED IN THE BUILDING

Electricity and heating

**AVAILABLE AREA SQ. Ft.**

1 100 SQ. Ft.

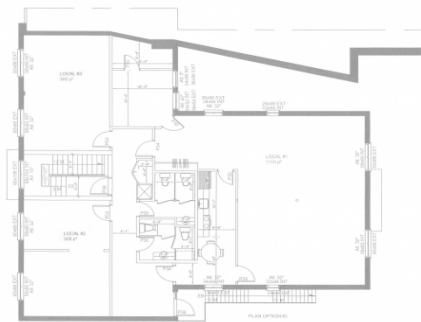


**AVAILABILITY**  
Now

**CONTIGUOUS SPACE**  
Yes

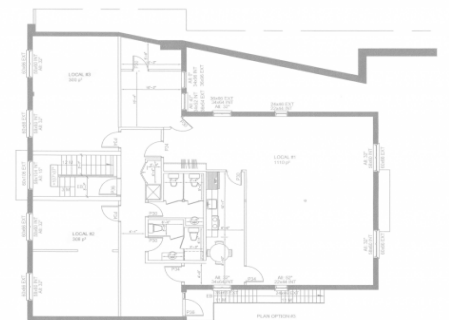
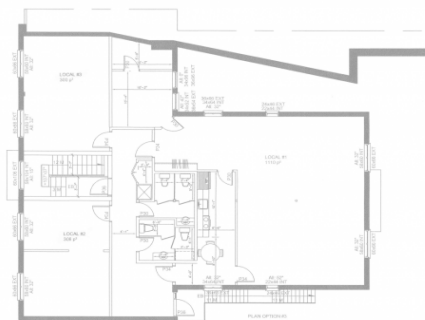
**CONTIGUOUS AVAILABLE AREA**  
Yes, 30 sf

**Transit Score**  
Average transit



**Bike Score**  
71

**Walk Score**  
84



The remarks, descriptions, features and financial projections contained in the present document are for information only and should not be considered as being official or accurate without due diligence verification. The information herein disclosed comes from sources that we consider to be reliable, but for which we cannot guarantee the accuracy. It is upon the buyer's responsibility to verify all the information and to declare himself satisfied or not of his due diligence verification performed after an accepted promise to purchase.



298 Labelle, Saint-Jérôme

## MAIN ATTRACTIONS OF THE AREA

- Building in front of the North River, very busy area.
- 8 minutes walk from the Saint-Jérôme train station.
- Nearby parks include Place du Curé-Labelle, Place de la Paix and Place de la Gare.



# CHARACTERISTIC OF THE SPACE

## YEAR OF RENOVATION

Inconnue

## CURRENT DEVELOPMENT

## FREE HEIGHT

9'

## RECEPTION AREA

No

## INTERNET AND TELECOM

Suppliers available

## SECURITY

To be verified

## MEETING ROOM

Yes

## HEATING

Landlord

## MANAGER'S OFFICE

Yes

## KITCHENETTE

Yes

## AIR CONDITIONING

Mural

## DAILY CLEANING

No

## WASHROOMS

Yes, common area

## ELECTRICITY

Landlord

## ELEVATOR

No

## OTHER INFORMATION

Available January 2022 Housekeeping of common areas is divided among the tenants on the floor. TERMS:  
3 - 10 YEARS

# RENT CONDITIONS TERMS OF LEASE

5 YEARS

#

200

## FLOORS

2e

## AVAILABLE AREA

1 100 SQ. FT.

## BASE RENT

25,00 \$ / SQ. FT. +GST/+PST

## ESTIMATED ADDITIONAL RENT

\$ / SQ. FT.

## ALLOCATION

## AVAILABILITY

Now

10 YEARS

#

200

## FLOORS

2e

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1 100 SQ. FT.

## BASE RENT

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## ESTIMATED ADDITIONAL RENT

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## ALLOCATION

## AVAILABILITY

Now

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## ACCESS

Direct access to Route 117 and perpendicular to Rue de Martigny.

### PUBLIC TRANSPORTS

Buses: 103, 105 , T103, T105

### BIKE STORAGE

No

### INTERIOR PARKING

No

### PRICE RESERVED PARKING SPACE

Yes, to be discussed

### OUTDOOR PARKING

Yes, to be discussed

### PRICE NON-RESERVED PARKING SPACE

N/A

## ZONING

See the usage grid

### SIGNAGE OPPORTUNITY

To be discussed

