



8008 | MARCEL-VILLENEUVE AVENUE LAVAL, QUÉBEC

Retail space for lease in Laval

Avison Young is proud to present this unique opportunity to lease 1,600 to 4,100 square feet of commercial space located at 8008 Marcel-Villeneuve Avenue in the Saint-François district of Laval. The property benefits from many services within the building, including a Brunet pharmacy, a dental office, a medical centre and a daycare. The building offers quality retail premises in proximity to Highways 25 and 440, which provide easy access to Downtown Laval, to the Island of Montreal and to the Lower Laurentians.

Alexandre Fredette

Commercial Real Estate Broker

514.360.3648

alexandre.fredette@avisonyoung.com

HIGHLIGHTS

- Detached building built in 2002, which is home to AAA tenants;
- Quick and easy access to Highways 25 and 440;
- Several services located within the building, including a medical clinic, a dental office, a physiotherapist's office and a daycare, which can accommodate up to 80 children;
- Large fenestration providing abundant natural light;
- Ample exterior parking available for both tenants and visitors;
- High visitor traffic in building thanks to the existing tenancies.

EXPOSURE AND VISIBILITY

The property boasts enviable exposure and visibility from Marcel-Villeneuve Avenue.

In addition to having signage directly on the building, the tenant will have the possibility of installing a sign on the existing pylon in front of the building, providing maximal visibility.

PUBLIC TRANSPORTATION

8008 Marcel-Villeneuve Avenue also benefits from the presence of a bus stop directly at the corner of de l'Harmonie Street. This stop is served by line 901, which leads to the Cartier metro station of the Société de transport de Montréal (STM).

AVAILABLE SPACE

Suite 8018	± 2,500 square feet
Suite 8028	± 1,600 square feet
Suites 8018 + 8028	± 4,100 square feet

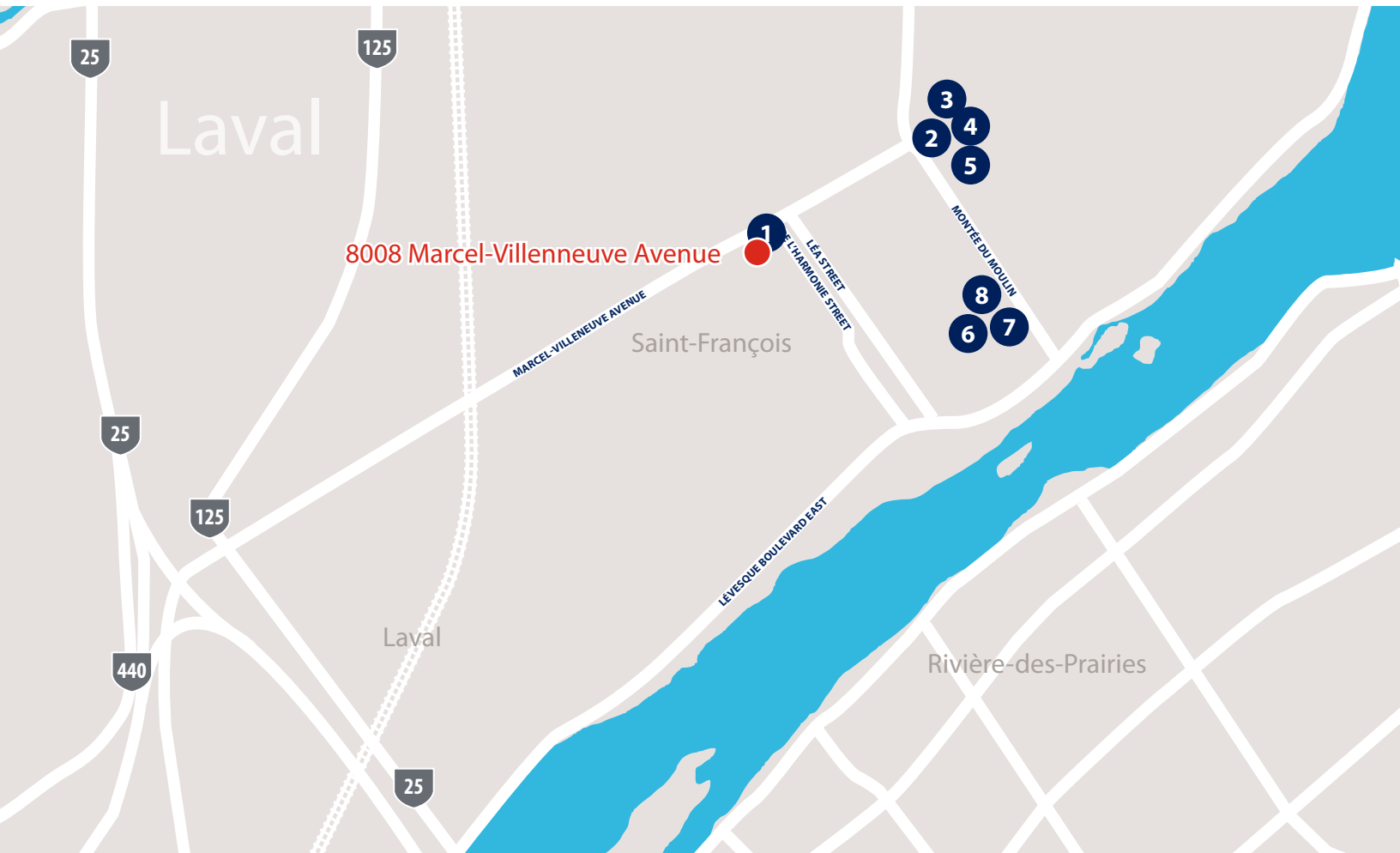
KEY CHARACTERISTICS

Available Area	± 1,600 to ± 4,100 square feet
Floor	Ground floor
Availability	Immediate
Parking	Ample and free
Asking Rent	Contact broker
Additional Rent	Contact broker

DEMOGRAPHIC DATA

Total Population	29,575
Demographic Growth 2016-2021	1.35%
% of the Population (0-24)	32%
% of the Population (25-54)	42%
% of the Population (55+)	26%
Average Age	39.0
Number of Households	10,371
Average Household Size	3.09
Number of Children per Family	1.3
Average Household Income	\$88,737

For Lease



LOCATION

8008 Marcel-Villeneuve Avenue enjoys an enviable location in the heart of the Saint-François district in the eastern portion of Laval. The property is bordered by a residential sector to the south, and benefits from its proximity to Highway 440 (crossing Laval from East to West) and from Highway 25, linking the city of Laval to the Island of Montreal to the south and the Lower Laurentians to the north.

Several services are located in proximity to 8008 Marcel-Villeneuve Avenue, namely Galleries du Moulin and Place Saint-François, both only at a few minutes' drive from the property. The building is also adjacent to a gas station and a Couche-Tard convenience store.

- | | |
|---|---|
| 1 | Couche-Tard gas station and convenience store |
| 2 | Galleries du Moulin |
| 3 | National Bank |
| 4 | Saint-François Gym |
| 5 | Marius-Barbeau Library and police station |
| 6 | Place Saint-François |
| 7 | Maxi Grocery Store |
| 8 | Jean-Coutu Pharmacy |



Marcel-Villeneuve Avenue

8008

MARCEL-VILLENEUVE AVENUE
LAVAL, QUÉBEC

Alexandre Fredette
Commercial Real Estate Broker
514.360.3648
alexandre.fredette@avisonyoung.com

Avison Young Québec Inc.,
Commercial Real Estate Agency
9900 Cavendish Blvd.
Suite 105
Saint-Laurent (Québec)
H4M 2V2

514.940.5330 | avisonyoung.com