

3955, RUE SAINT-JACQUES

MONTREAL, QC



À LOUER | FOR LEASE

FAITS SAILLANTS

HIGHLIGHTS

- Espace commercial polyvalent idéalement adapté aux lofts-bureaux ou aux activités commerciales
- Récemment rénové avec de très grandes fenêtres, des planchers en béton et des plafonds jusqu'à 20 pieds de haut
- Situé à proximité de nombreux cafés, restaurants et commerces avec un walkscore de 97 et à seulement 3 minutes à pied de la station de métro Place-Saint-Henri.
- Salles de bains privées avec douche
- *Versatile commercial space ideally suited for loft-office or commercial activities*
- *Recently renovated featuring oversized windows, concrete floors and up to 20 ft. high ceilings*
- *Located near numerous cafés, restaurants, and shops with a walker's score of 97 and only a 3 min walk to the Place-Saint-Henri metro station.*
- *Private washrooms with shower*



INFORMATIONS FINANCIÈRES

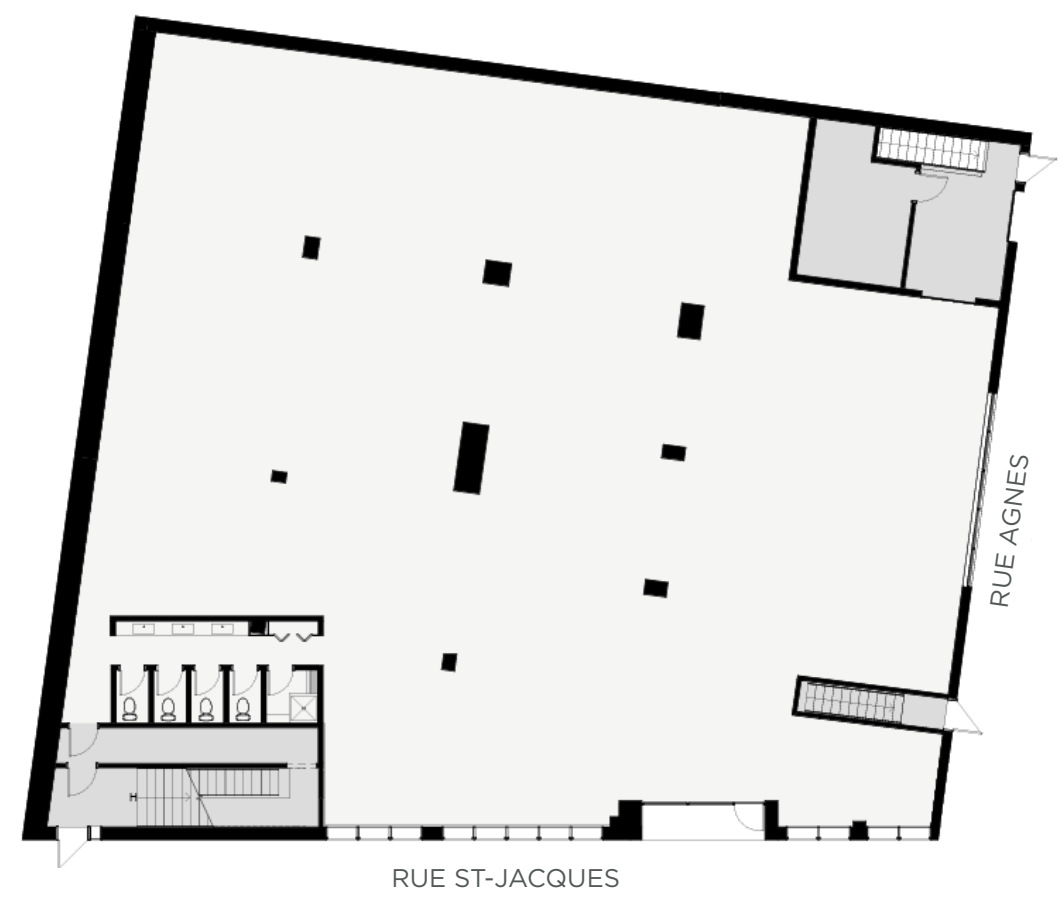
FINANCIAL INFORMATION

Superficie disponible :	6 017 pi. ca. (RDC)
Terme :	5 ans
Taux de location net :	Veuillez nous contacter
Taxes et frais d'exploitation :	6,50 \$
Électricité :	Au compteur
Façade :	60 pi. le long de la rue St-Jacques
Disponibilité :	Immédiate

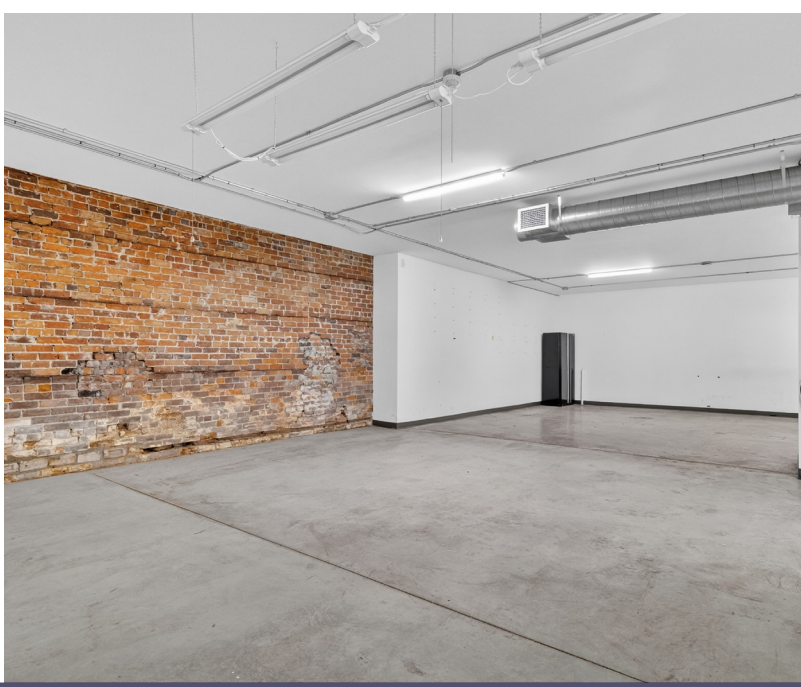
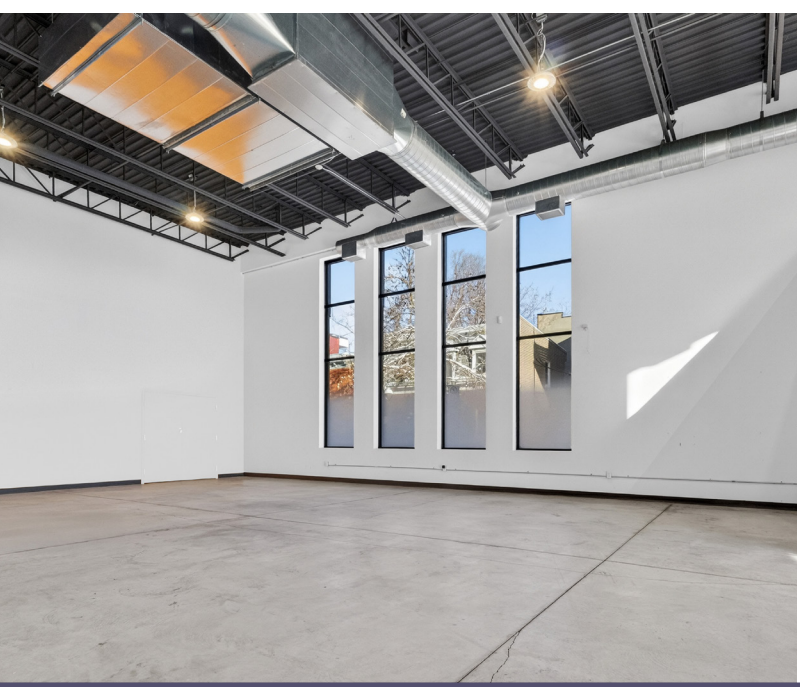
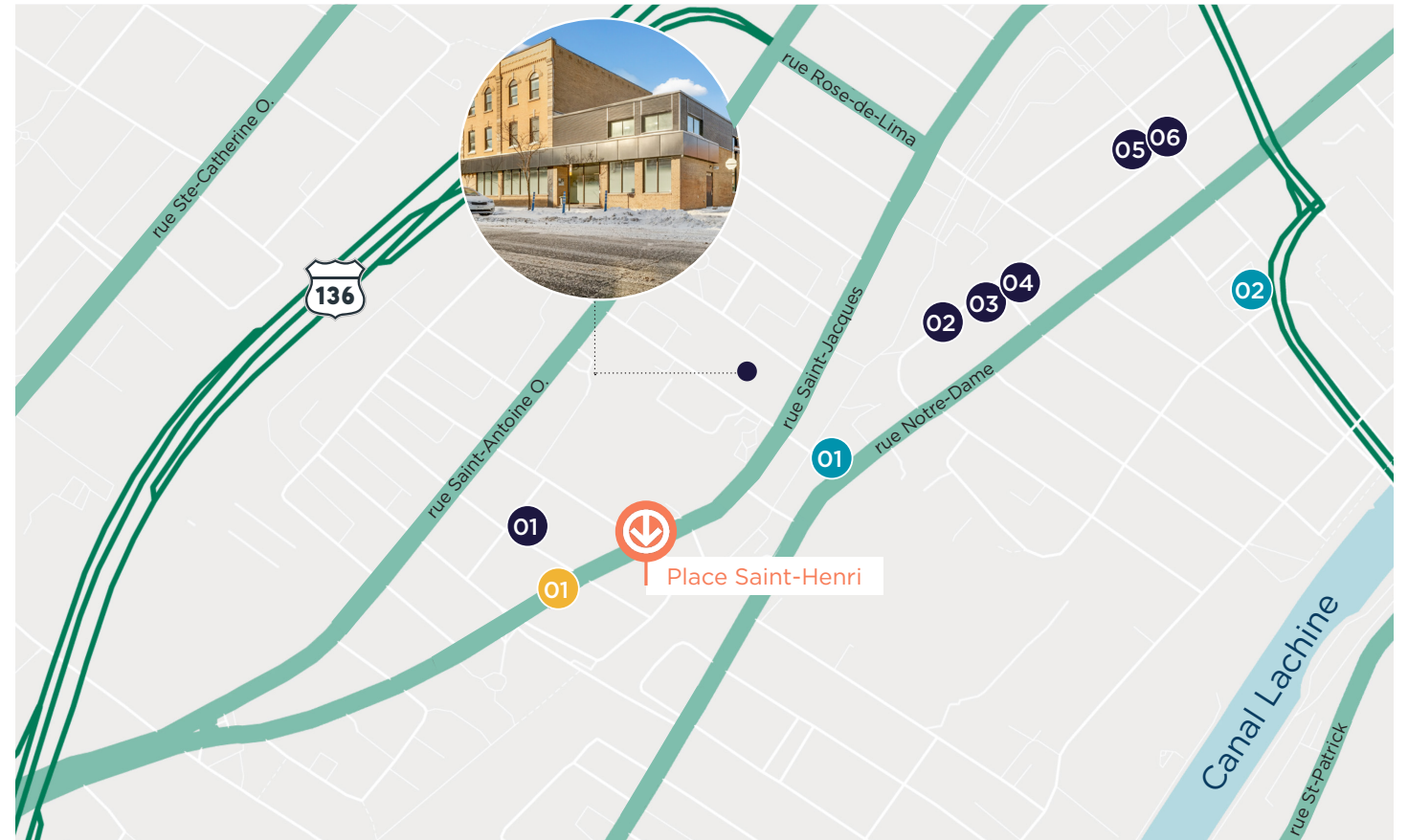
Available Area:	6,017 sq. ft. (Ground floor)
Term:	5 years
Net Rental Rate:	Please Contact
Taxes & Operating Expenses:	\$6.50
Electricity:	Metered
Frontage:	60 ft. along St-Jacques st.
Availability:	Immediate



PLAN D'ÉTAGE FLOOR PLAN



EMPLACEMENT LOCATION



Restaurants

La Luncheonette	01
Satay Brothers	02
Café St-Henri	03
L'Avenue	04
Greenspot	05
Foiegwa	06



Épicerie | Grocery

IGA	01
Marché Atwater	02



Gym

Gym St-Henri	01
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Station de métro | Metro Station

Place Saint-Henri 180 m



Route 136

5 mins en voiture | 5 mins. by car



Lignes d'autobus | Bus Lines

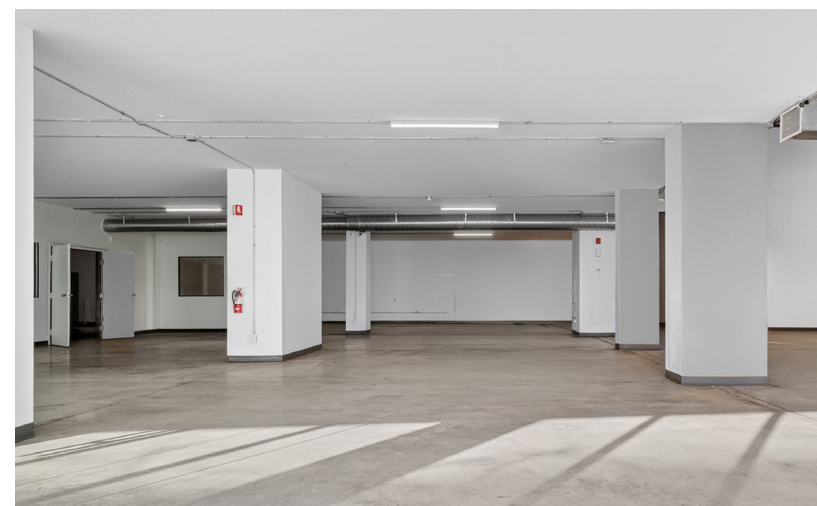
35 Griffintown	100 m
371 Decarie	100 m
190 Norman	100 m
36 Monk	100 m
35 Griffintown	100 m



Lignes ferroviaires | Rail Lines

MA 15 - Mascouche	400 m
VH 11 - Vaudreuil/Hudson	1,5 km
CA 14 - Candiac	1,5 km
SJ 12 - Saint-Jérôme	1,5 km
1 Ligne 1 - Verte	1,9 km

Walk Score	Transit Score	Bike Score
97	87	95





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