



Les informations ci-dessous peuvent changer sans préavis.

9200 L'ACADIE BLVD

GENERAL INFORMATION

Address.....	9200 De l'Acadie Blvd, Montreal, QC, H4N 2T2
Borough.....	Ahuntsic-Cartierville
Year of construction	1976
Total Area.....	32,923 sq.ft.
Ground Floor.....	16,118 sq.ft.
Second Floor.....	16,805 sq.ft.
Types.....	Office and/or Commercial
Additional Rent.....	\$8.97/sq.ft.
Operating Expenses (2018)	\$2.75/sq.ft.
Property Taxes (2018).....	\$6.22/sq.ft.

DESCRIPTION

This recently renovated building, located 2 minutes from the Metropolitan Boulevard and L'Acadie Boulevard, is in the heart of a commercial area, bordered by several green spaces, parks and sports facilities. Its accessibility and high visibility make this space the ideal place to grow your business!

- Ideal for single user but can also be subdivided
- High quality building
- Facing the Central Market
- Close to all amenities
- Outstanding visibility
- 15 minutes from downtown Montreal



AMENITIES

MARCHÉ CENTRAL

Bordered by the CN to the North, the CP to the East, L'Acadie Blvd to the West and Crémazie Blvd to the South, Marché Central is one of the most important shopping centers in Canada with more than 1 million square feet.



COMMERCIAL

Travel agency.....	70 m
Bank.....	160 m
Café.....	270 m
Dentist.....	50 m
Pharmacy.....	700 m
Restaurants	400 m
Convenience store	240 m
Grocery Store	1.1 km
Dry Cleaner.....	1.2 km

OTHER

Gas station.....	240 m
Fitness Center	260 m
Climbing Center.....	350 m
Mail / Shipping Center.....	400 m
Movie Theater.....	550 m
Daycare	1.0 km
Howie Morenz Arena	1.1 km

ACCESSIBILITY

Located on the crossroad of the L'Acadie Boulevard and the Metropolitan Highway, in north-central Montreal, its proximity to the Central Market and Rockland Center makes this location the ideal location for a large-scale retail store. Just minutes from Ville Mont-Royal, its proximity to this residential borough also makes it the ideal location for office space.

BUS

179 - De l'Acadie (North/South)
54 - Charland / Chabanel (East/West)
460 - Express Métropolitaine (East/West)
100 - Crémazie (East/West)

METRO

Crémazie Station – 2.6 km / 10 min by bus
Orange Line – Montmorency (Laval) / Côte-Vertu (Saint-Laurent)

TRAIN

600 m from the Ahuntsic train station
700 m from the Chabanel train station

CAR

On the L'Acadie Boulevard, between the A-40 (Metropolitan Highway) and Chabanel.

- Highway 40 : 0.75 km
- Highway 15 : 3.1 km
- Saint-Laurent Blvd: 1.8 km



NEIGHBORHOOD

POPULATION BY BOROUGH

AHUNTSIC-CARTIERVILLE | 134 240 inhabitants

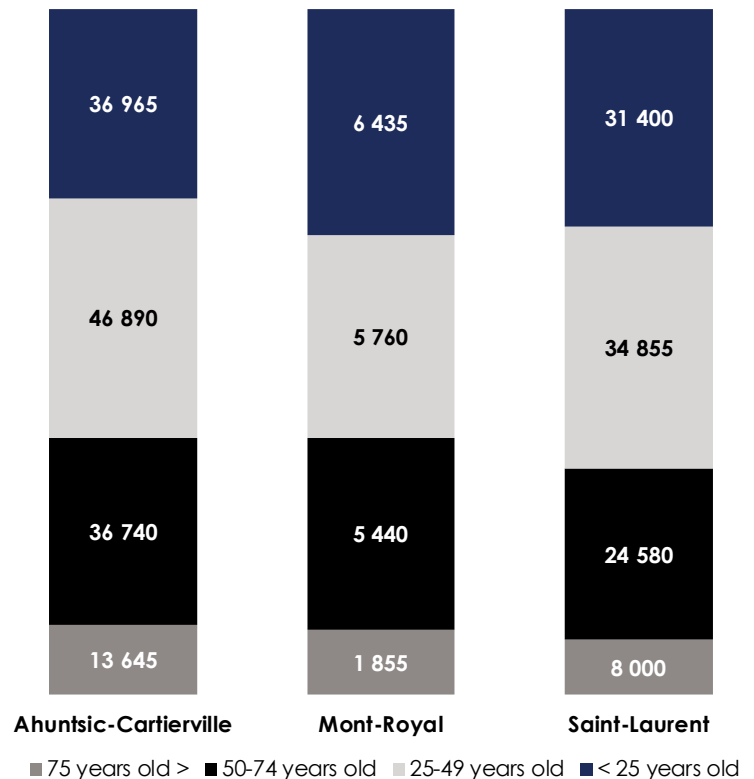
Located at the northern end of the island, this borough of 24 km² has more than 134,000 inhabitants. The quality of its residential neighborhoods and the significant presence of parks and green spaces make this borough an ideal residential area for sports enthusiasts.

MONT-ROYAL | 19 490 inhabitants

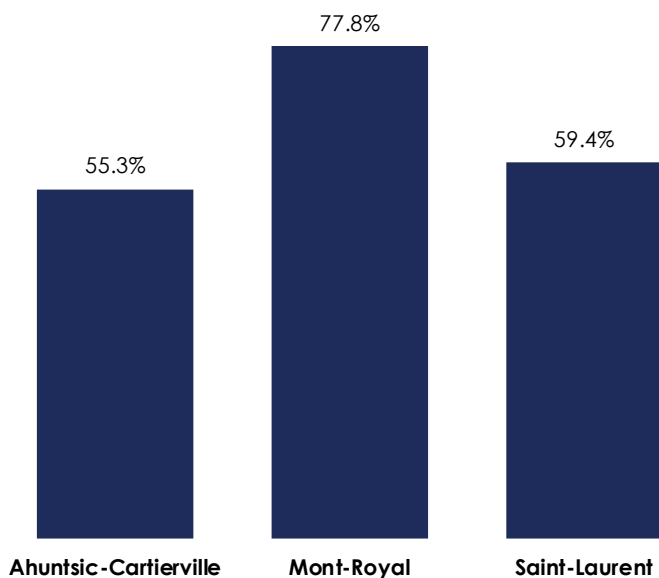
This small borough of 7.6 km² is home to a little less than 20 000 inhabitants who are however more educated than the average of the island. In fact, 86% of its population holds at least a higher education diploma, which explains why the average family income is close to \$210,000 (median: \$98,699).

SAINT-LAURENT | 98 835 inhabitants

The borough's industrial character (A40, A15, A15, P.E.-Trudeau International Airport) does not detract from its many green spaces and community gardens. It has nearly 100,000 inhabitants spread over 42.8 km².

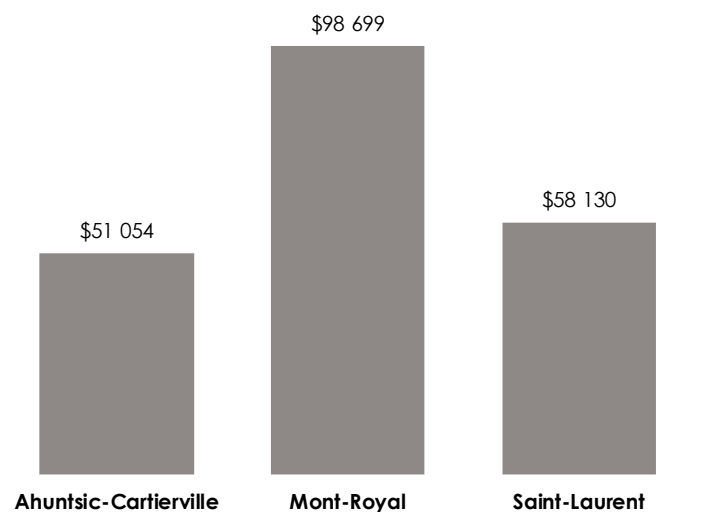


REVENUE & EDUCATION



POST-SECONDARY GRADUATION RATE

Average : 58.6 % | 148,106 people



AVERAGE ANNUAL INCOME OF HOUSEHOLDS

Distributed average: \$57,500 / household

GROUPE PETRA

A Valued Partner for More than 30 Years

Groupe Petra is a private management firm boasting over three decades of active involvement within the real estate sector. We own and operate a portfolio of office, commercial and industrial buildings totalling 8.3 million square feet (770,000 square metres) and provide



comprehensive management services, including leasing, space layouts, construction, preventive maintenance and continuous improvement. Most of our properties are concentrated in the Montreal, Toronto and Quebec City markets.

We pride ourselves on our keen understanding of market conditions, our attentiveness to our tenants' needs, our commitment to establishing long-term relationships with our clients and our conscientiousness in creating high-quality professional

environments. Our management style is rooted in strong core values that have enabled us to leverage our success and growth over the years.

Our Values: The Foundation of Our Success

- **Trust:** The central element of the relationships we build with our clients
- **Innovation:** What pushes us to constantly go the extra mile in providing state-of-the-art environments
- **Experience:** The insight of the seasoned professionals who make up our multidisciplinary team
- **Tenant Service:** Our top priority in everything we do.

CONTACT

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