

QSR FOR LEASE

# Jardins Millen

667-669 Boulevard Henri-Bourassa, Montréal, QC



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# About the Location

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Located in the mature Ahuntsic neighbourhood is First Capital's Jardins Millen. This mixed-used site includes a residential seniors home, office space, and retail at grade, and is surrounded by several parks and community meeting spots.

Anchored by IGA, Uniprix, and TD Bank, this centre offers convenient shopping for neighbourhood residents. Jardin Millen is located directly across from Henri-Bourassa transit station making it easily accessible for the everyday shopper. The surrounding area consists of over 444,000 people in a 5km radius, serving an average of 192,500 households.







## Featured Tenants





# Demographics & Key Features



Population (5km)  
444,000



Bike Score  
96



Household Income (5km)  
\$82,000



Walk Score  
82



Households (5km)  
189,000



Nearest Bus lines

31 31 52 55  
55 69 252 380

Within 100m



Nearest Rail line

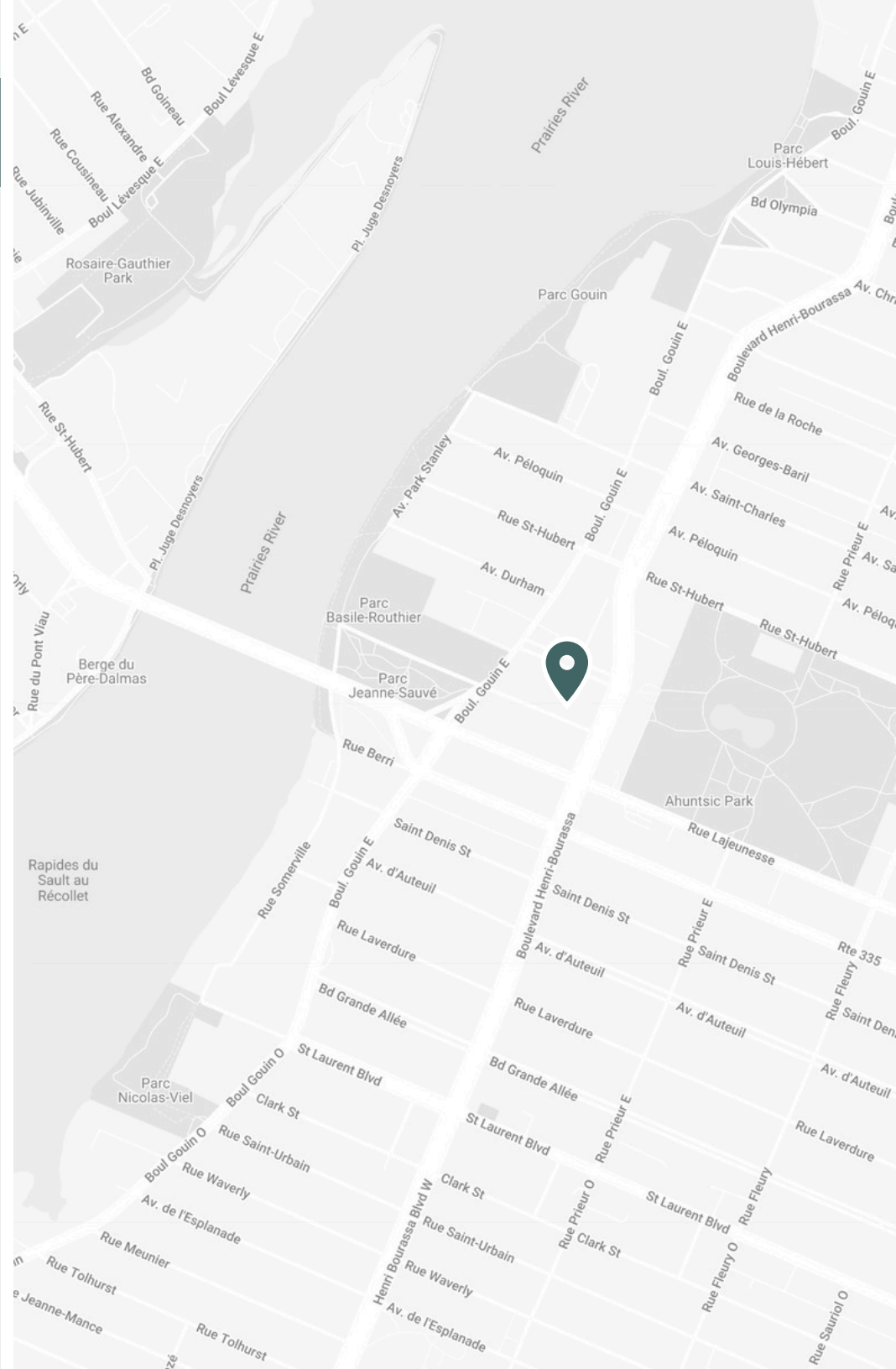
2 Henri-Bourassa

Within -100m

- 1-minute walk to Henri-Bourassa Subway Station
- within 2km to Via Rail - Sauvé station
- multiple parks and outdoor amenities within 1km
- 9 schools within 3km

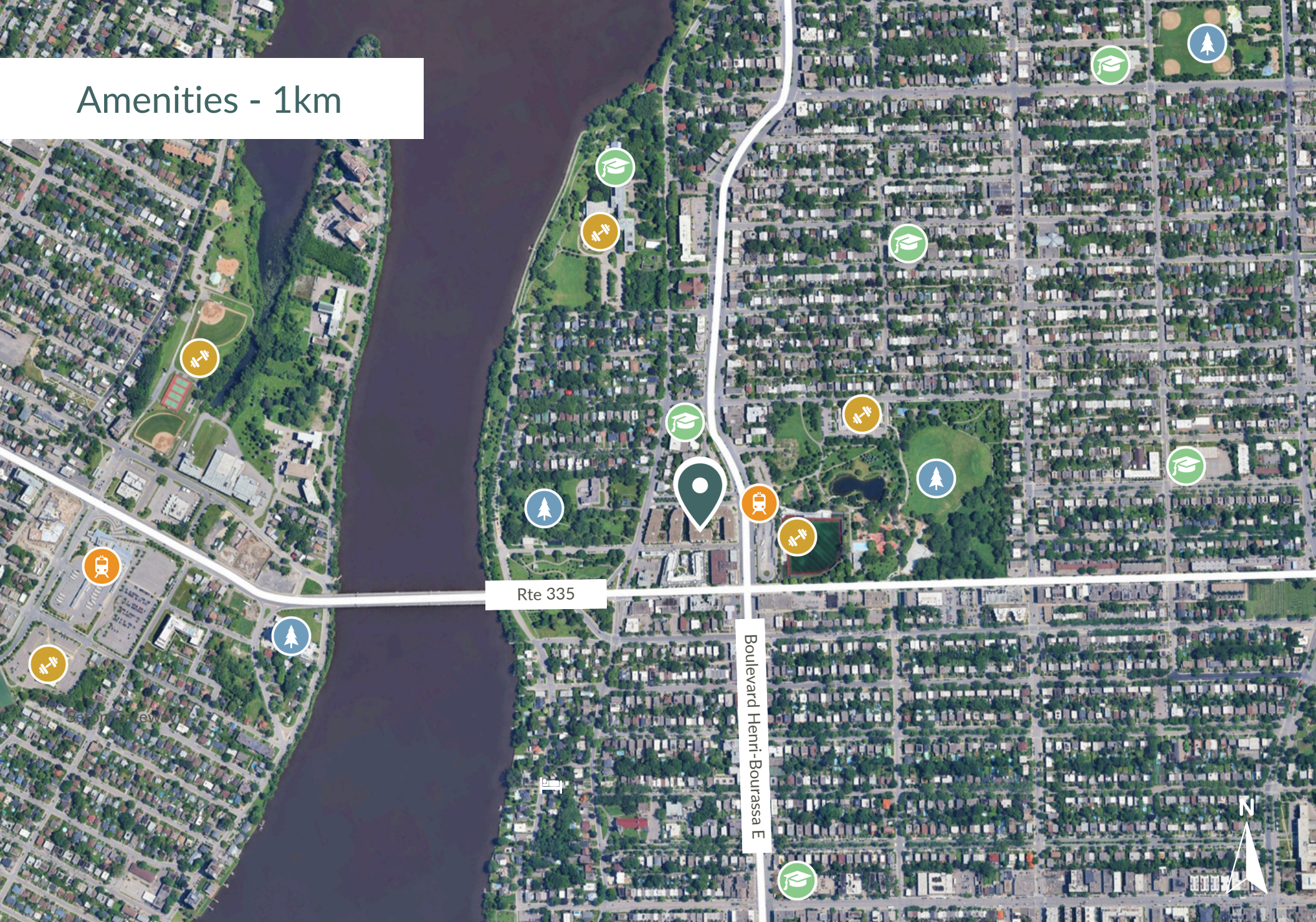
## Top 3 Occupations - 3km radius

1. Sales and Service
2. Business, finance and administration
3. Social science, education, government service and religion





# Amenities - 1km



Subway Station



Fitness and Wellness



Parks



Schools



# Leasing Opportunities

Size	1,368 SF
Available	TBD
Ideal Use	QSR
CAM + Tax	\$21.63 psf

## Notes

- Excellent visibility along Boulevard Henri-Bourassa E
- Adjacent to Henri-Bourassa station
- Adjacent to Gary-Carter baseball stadium







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