

QSR FOR LEASE

Jardins Millen

667-669 Boulevard Henri-Bourassa, Montréal, QC



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About the Location

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



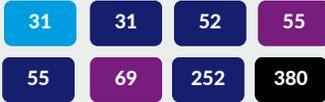
Walk Score
82



Households (5km)
189,000



Nearest Bus lines



Within 100m



Nearest Rail line

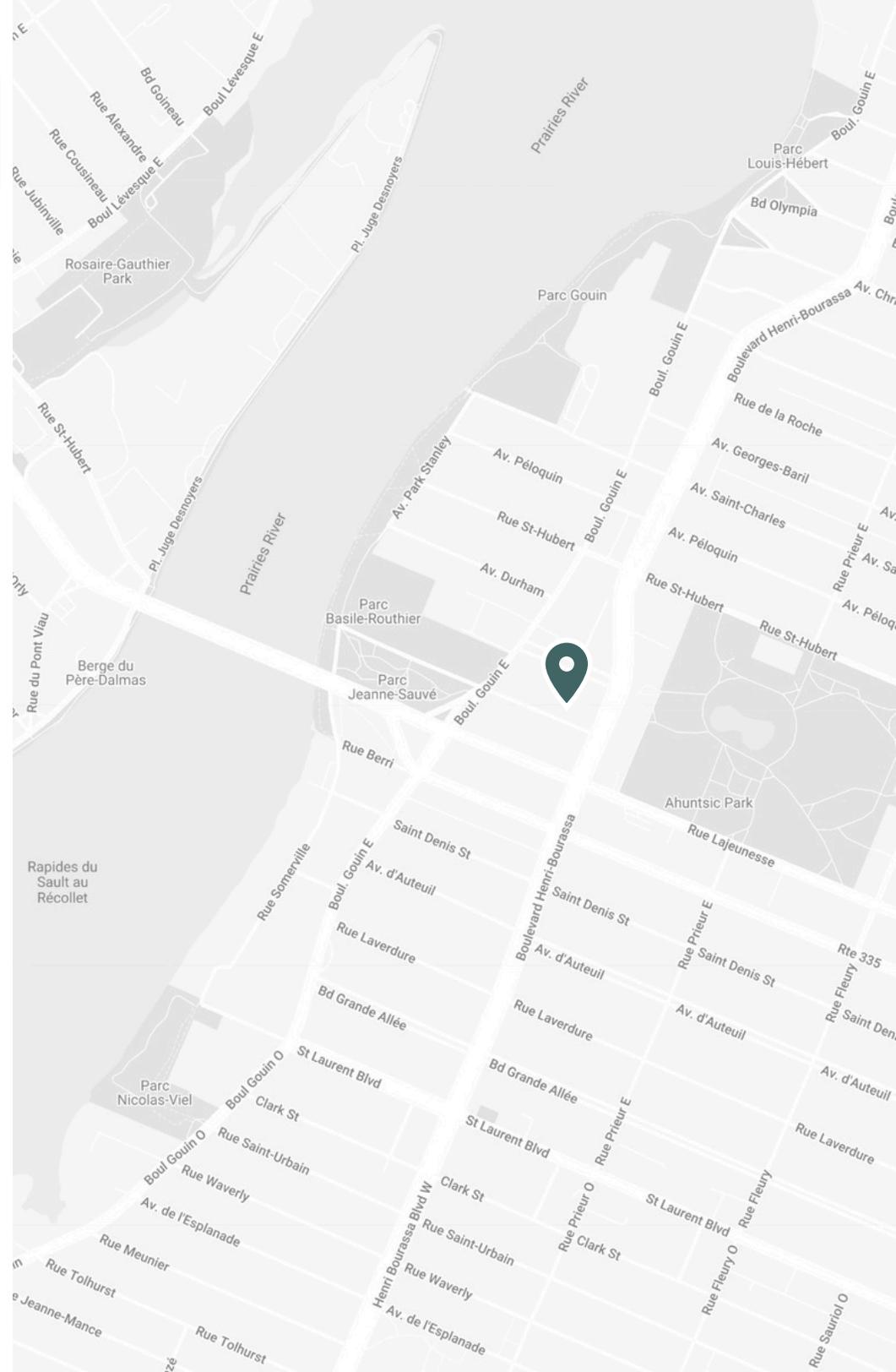
2 Henri-Bourassa

Within -100m

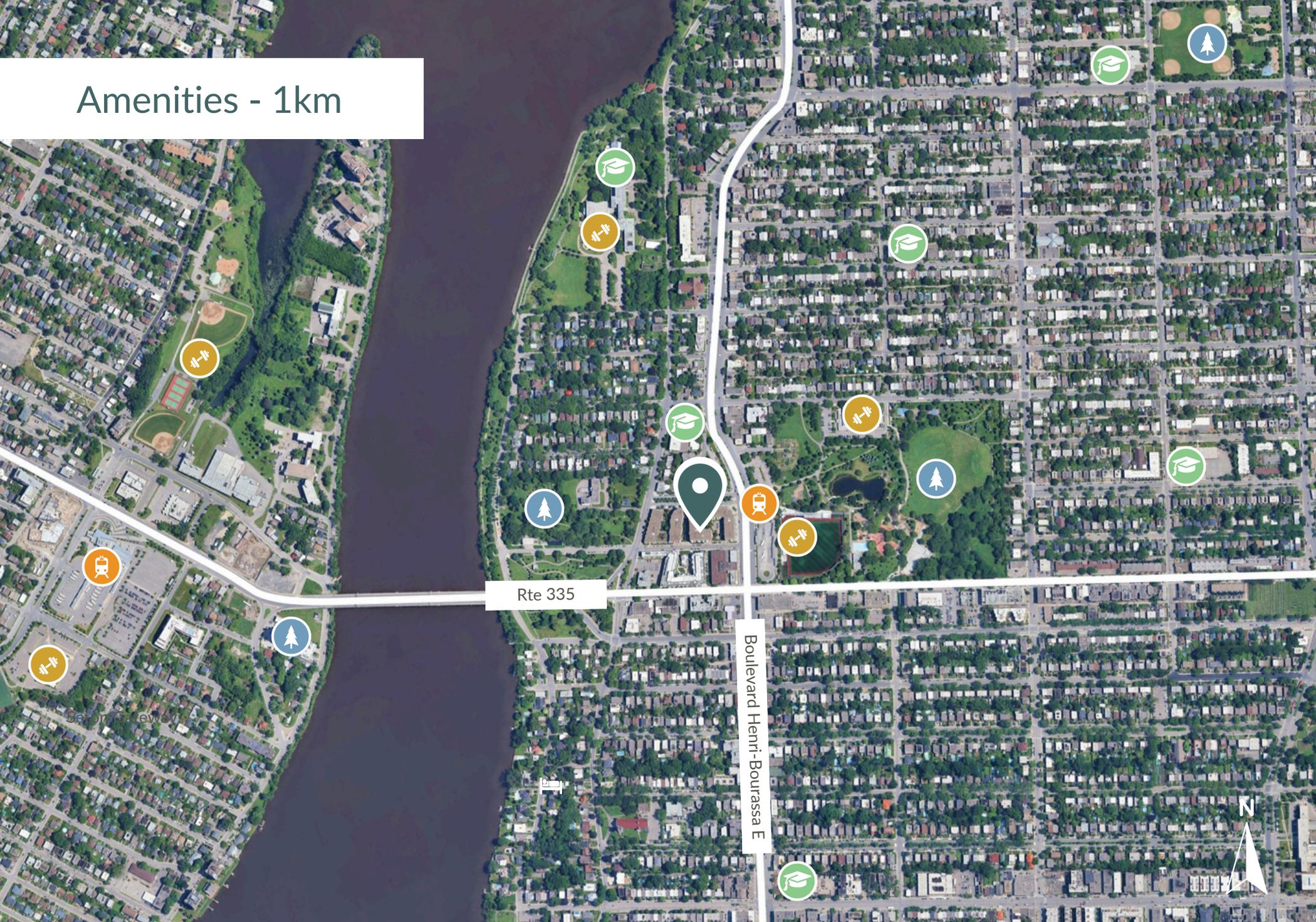
- 1-minute walk to Henri-Bourassa Subway Station
- within 2km to Via Rail - Sauvé station
- multiple parks and outdoor amenities within 1km
- 9 schools within 3km

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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