



FAUBOURG BOIS FRANC

SAINT-LAURENT, PQ

The information contained herein has been obtained from sources deemed to be reliable but does not form part of any future contract and is subject to independent verification by the reader. The property is subject to prior letting, withdrawal from the market and change without notice.



FAUBOURG BOIS FRANC

SAINT-LAURENT, PQ

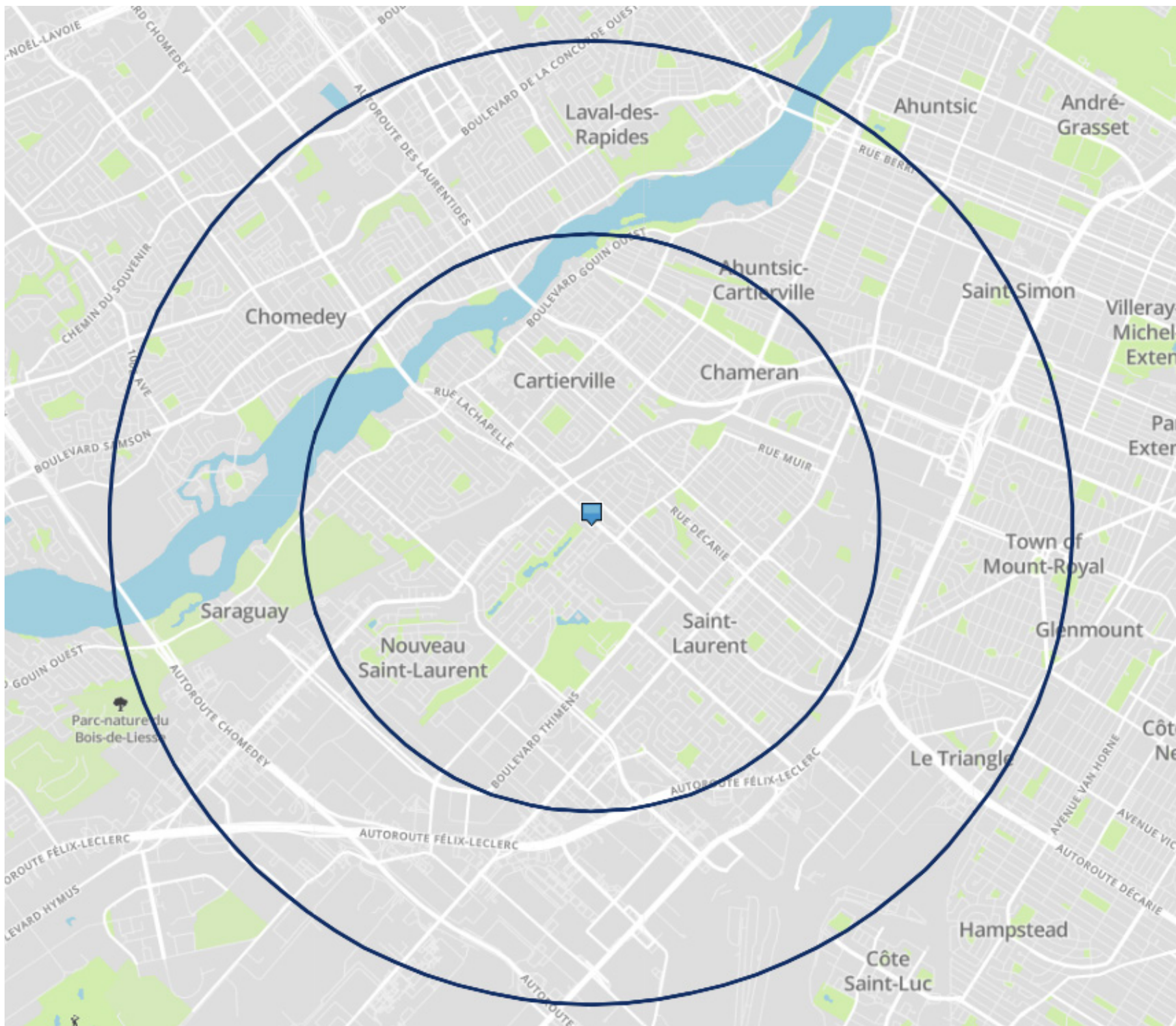
Faubourg Bois-Franc is a recently built, well located, pharmacy-anchored neighbourhood retail centre on the Island of Montréal in the Borough of Saint-Laurent. The property consists of two buildings, strategically located at the entrance to a new, upscale town home development being built by Bombardier. As a result of this large, new master-planned development, population and average income in the immediate area are both increasing at an above average pace. Access is very good, with a fully signalized entrance, including an advance left turn signal across Marcel-Laurin Boulevard at the entrance to the property.



PROPERTY HIGHLIGHTS

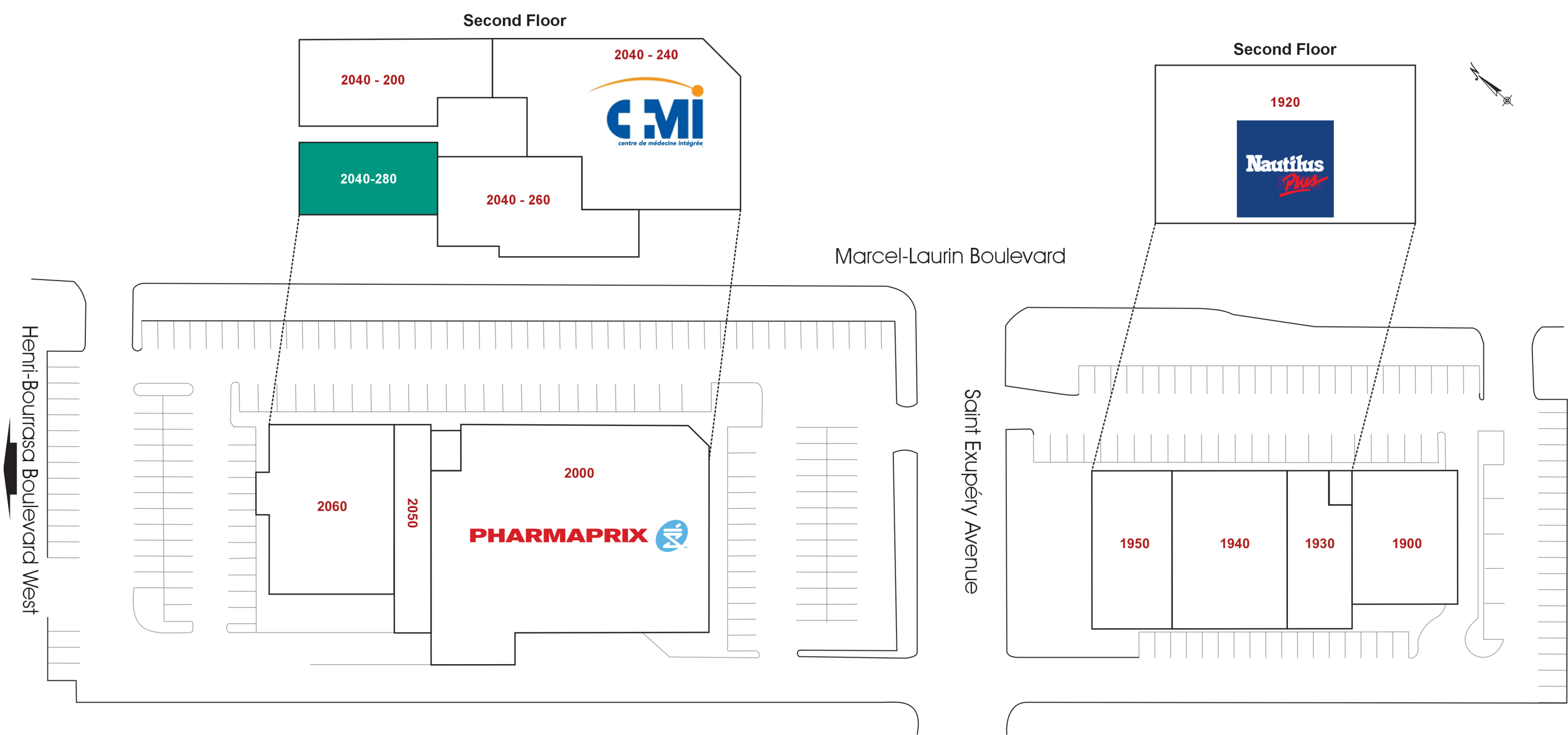
ADDRESS	1900 - 1950 and 2000-2090 Marcel Laurin Boulevard,Saint Laurent, PQ H4R 1J9
MAJOR INTERSECTION	Henri-Bourassa Boulevard West and Marcel-Laurin Boulevard
GLA (SQ. FT)	78,203
NUMBER OF STORES AND SERVICES	12





	DISTANCE	3 KM	5 KM
	FAMILIES WITH CHILDREN	51%	48%
	TRADE AREA POPULATION	154,953	293,818
	AVERAGE HOUSEHOLD INCOME	\$106,754	\$106,136

SITE PLAN AND TENANT DIRECTORY



UNIT	TENANT	SQ FT
1900	TD Canada Trust	4,419
1930	Le Rouge Fleuriste & Cadeaux	1,996
1940	Dormez-Vous	4,578
1950	Pains & Saveurs	4,332
2000	Pharmaprix	16,741
2050	Oh! Lunettes	2,135
2060	Spa Station 5	6,135
Second Floor		
1920	Nautilus Plus	11,800
2040-200	Idolem Ville St-Laurent	3,313
2040-240	CMI Saint-Laurent	15,000
2040-260	Clinique Dermatologie Montréal	4,612
2040-280	Available	2,168



BGO
Properties

MARCO POLCARO

Directeur immobilier

Property Manager

T: 514.733.8544 EXT. 229

M: 514.246.3835

marco.polcaro@bgo.com

**BENTALLGREENOAK (CANADA)
LIMITED PARTNERSHIP**

1155 Metcalfe Street, Suite 1400

Montréal, Québec H3B 2V6

BGOProperties.com

BentallGreenOak (Canada)
Limited Partnership, Brokerage

