COMMERCIAL SPACE FOR LEASE

17 Boulevard Montclair
Gatineau, Québec

LE BLOOME

A street-level commercial opportunity within a 380-unit residential community.

URBANREFORM™
IMMOBILIER





THE OPPORTUNITY

A STRATEGIC LOCATION. A BUILT-IN COMMUNITY.

Located at the base of Le Bloome, 17 Boulevard Montclair offers commercial tenants the opportunity to establish a presence within a 380-unit residential community in Gatineau.

The available street-level spaces combine a built-in residential customer base with convenient access to a high-traffic boulevard. Four different unit sizes provide flexibility for a variety of retail, service and everyday-use concepts.

IMMEDIATE
Availability

380 UNITS
Built-in residential community

4 UNITS
Flexible commercial spaces

LOCATION
Near a high-traffic boulevard

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A natural fit for everyday uses

With a built-in residential population and convenient access to surrounding neighbourhoods and established retail, Le Bloome is well positioned for businesses that benefit from repeat visits and convenience-driven traffic.

POTENTIAL TENANT CATEGORIES*

- **Food & beverage**
- **Café / bakery**
- **Quick-service restaurant**
- **Medical & health services**
- **Physiotherapy / wellness**
- **Dental / optometry**
- **Pharmacy-related services**
- **Personal care**
- **Specialty retail**
- **Service retail**
- **Fitness / boutique studio**
- **Co-working**

*Potential uses are subject to zoning, landlord approval and applicable building and technical requirements.





Flexible space

Built-in community





POTENTIAL

WHY THIS LOCATION?

Where residential living meets everyday retail.

BUILT-IN CUSTOMER BASE

Located at the base of a 380-unit residential development, the commercial spaces benefit from a built-in population generating activity directly on site.

HIGH-TRAFFIC LOCATION

The property's strategic position near a high-traffic boulevard provides convenient access and visibility within the surrounding area.

FLEXIBLE COMMERCIAL SPACES

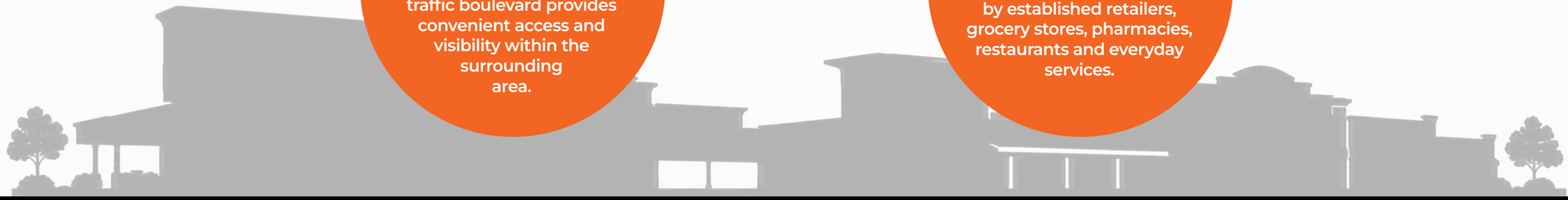
Four available units ranging from 1,158 SF to 2,260 SF accommodate a variety of retail, service and everyday-use concepts.

ESTABLISHED RETAIL ENVIRONMENT

The property is surrounded by established retailers, grocery stores, pharmacies, restaurants and everyday services.

CONVENIENT ACCESS

10 exterior parking spaces reserved for the commercial component, as well as exterior bicycle parking.



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LIVE. SHOP. CONNECT.

A strong customer base in Gatineau

Le Bloome combines a built-in residential community with access to a dense and active trade area in Gatineau.



352,386*
2025 Daytime Population

218,919*
2025 Population

112,585*
Households

3 km TRADE AREA
*Demographics: Environics 2025

37.9*
Median Age

$110,515*
Average Household Expenditure

$119,525*
Average Household Income

DEMOGRAPHICS

Surrounded by established destinations

Located within an established residential and commercial area of Gatineau, Le Bloome benefits from convenient access to a broad mix of retailers, grocery stores, pharmacies, restaurants and everyday services.



KEY CONNECTIONS

- **Strategic location near a high-traffic boulevard**
- **380-unit residential community directly on site**
- **Established retailers and services nearby**
- **Convenient access for residents and surrounding neighbourhoods**

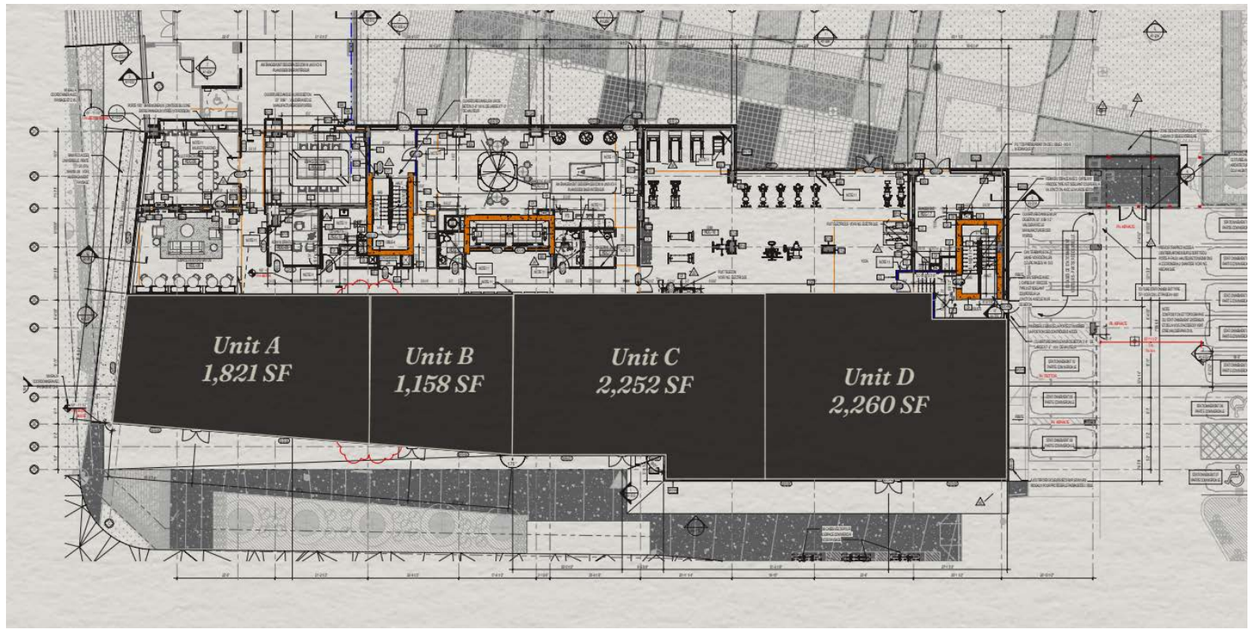
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POSITION

A space ready for your concept

Le Bloome offers four commercial spaces at the base of a 380-unit residential community, providing flexibility for a variety of retail, service and everyday-use concepts.

- **Four available commercial units**
  flexible options for different concepts
- **380 residential units**
  creating a built-in customer base
- **Strategic Gatineau location**
  near a high-traffic boulevard
- **Established commercial surroundings**
  retail + grocery + pharmacy + services
- **Convenient customer access**
  dedicated commercial parking



FLEXIBILITY

Where residential living meets everyday retail.

Bring your next location to Gatineau

For leasing information, plans and site visits,
Contact the listing brokers.



Opportunity at a glance:

ADDRESS	17 Boulevard Montclair, Gatineau, Québec J8Y 0B7
AVAILABLE AREA	A: 1,821 SF | B: 1,158 SF | C: 2,252 SF | D: 2,260 SF
CONFIGURATION	Contact listing brokers
AVAILABILITY	Immediately
NET RENT	Contact listing brokers
ADDITIONAL RENT	$18/SF net



FOR MORE INFORMATION

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