Les Halles Saint-Jean

145 Saint-Joseph Boulevard, Saint-Jean-sur-Richelieu, QC



A *prime retail destination* at the entrance to the vibrant *Vieux-Saint-Jean* district

UNITS FROM 460 - 10 400 sq. ft. | RETAIL AND OFFICE SPACES FOR LEASE

BTB

Highlights

AN ESTABLISHED COMMUNITY

Join a vibrant destination where grocery stores, specialty shops, services, and healthcare come together.

EVENT VISIBILITY

Gain valuable exposure through our seasonal events that showcase retailers.

DEDICATED MANAGEMENT TEAM

Benefit from the support of a dedicated property management team, including on-site maintenance technicians.

BOMA BEST SILVER CERTIFIED

This property meets internationally recognized standards for sustainability, efficiency, and performance.



Available retail units

20	1,653 sq. ft.	**71**	7,433 sq. ft.	**107B**	460 sq. ft.
109	1,089 sq. ft.	**112**	1,031 sq. ft.	**117**	949 sq. ft.
120	1,354 sq. ft.	**121**	3,528 sq. ft.		

Available office units

100	10,400 sq. ft.	**221**	895 sq. ft.	**225**	1,145 sq. ft.
235	968 sq. ft.	**301-302**	2,289 sq. ft.	**235-221**	1,863 sq. ft.

Parking
Exterior

Floor plate
110,478 sq. ft.

Retail overview
Dining and catering, butcher, cheese and seafood shops, pizzeria, fashion, healthcare, and services.

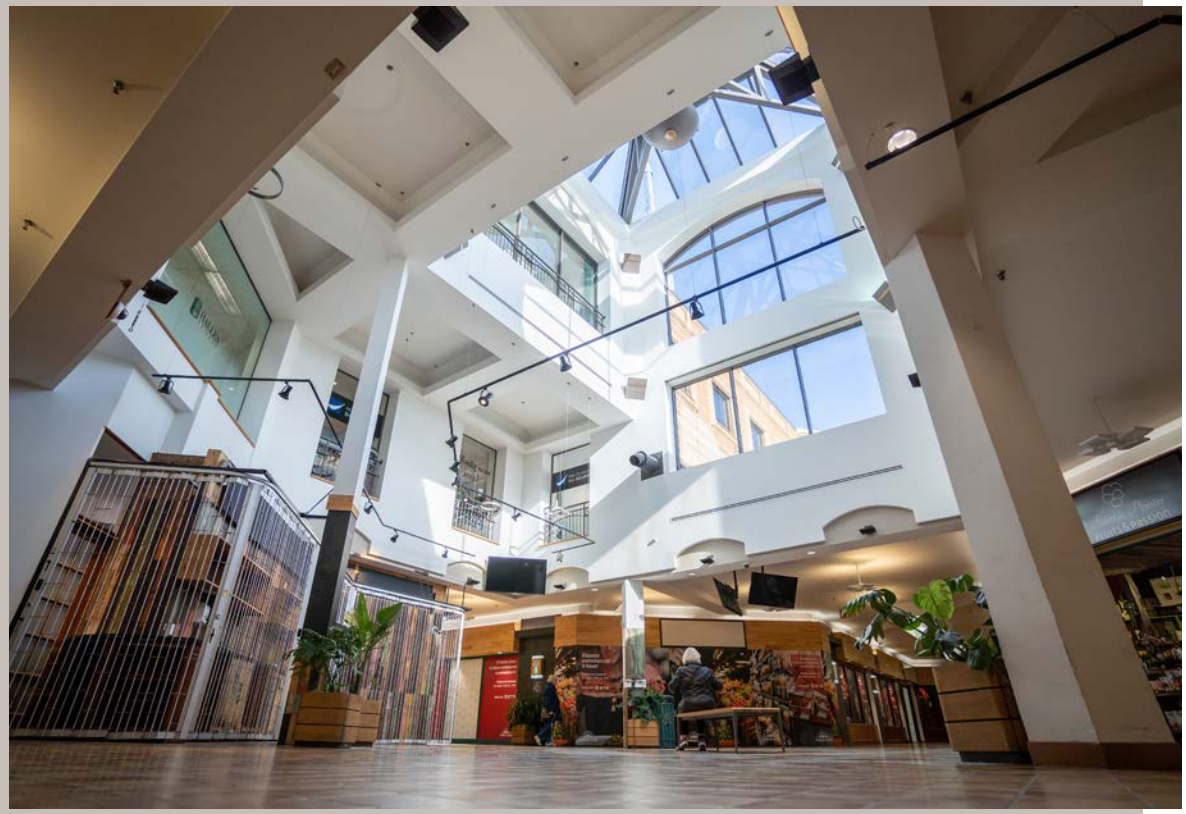
MARCHÉ & BOUTIQUES
LES HALLES ST JEAN

The first indoor public market* and a landmark in the Haut-Richelieu region since 1984, Les Halles St-Jean offers a ***prime location*** and attracts a ***loyal local clientele***.







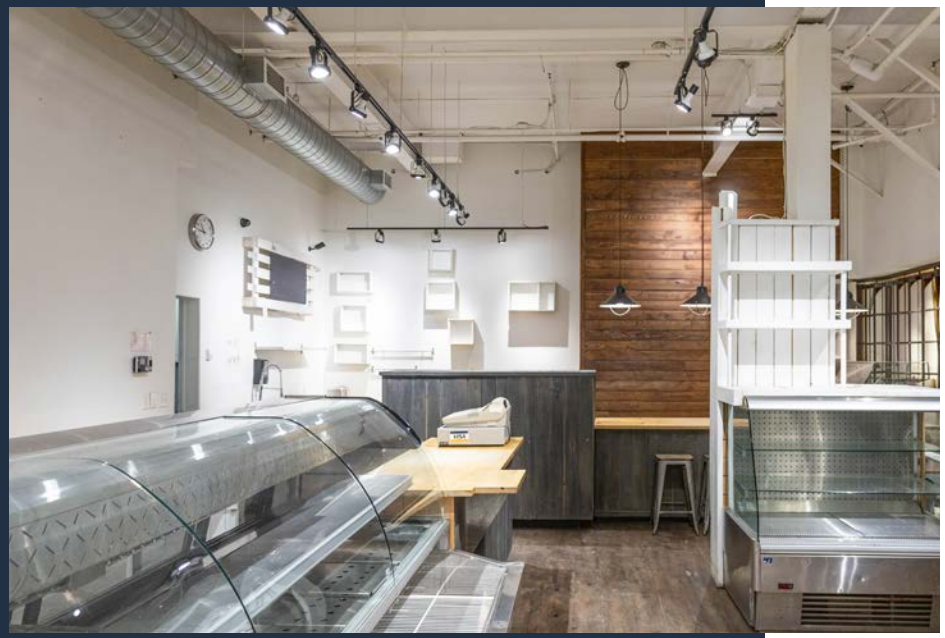


*Source: Tourisme Haut-Richelieu

UNIT 20: 1,653 sq. ft.

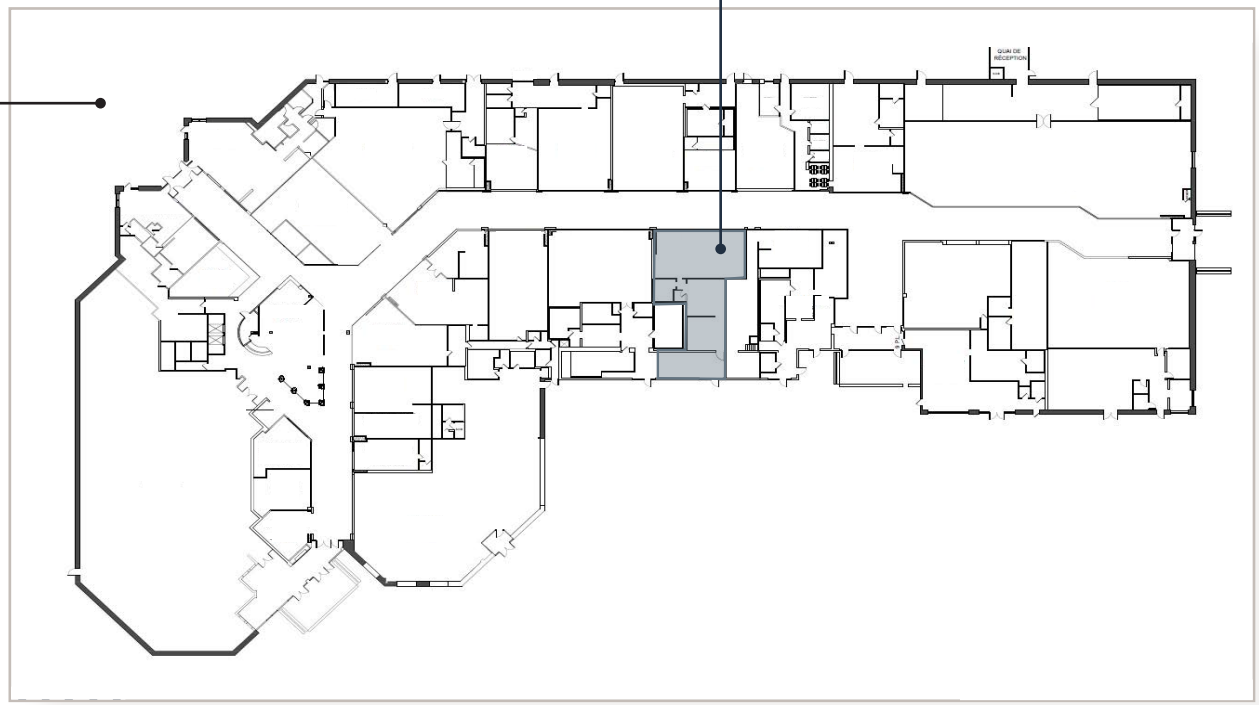
Fully operational unit offering a *welcoming customer space and a practical back office*, ideal for your business.







Floorplan



Private office space with storage



Two walk-in coolers and a delivery door



Back office / storage area



UNIT 71: 7,433 sq. ft.

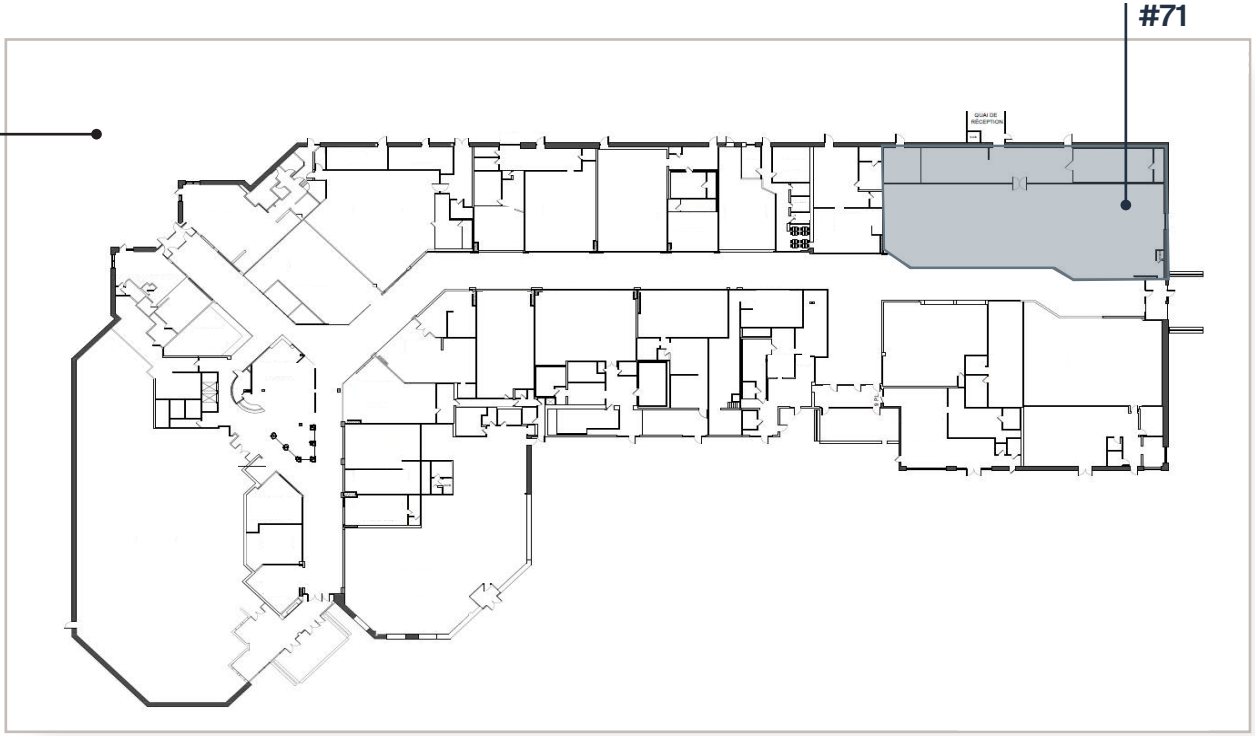
Ideal for a grocery store or other food business, featuring ample space to welcome customers and optimize your operations.







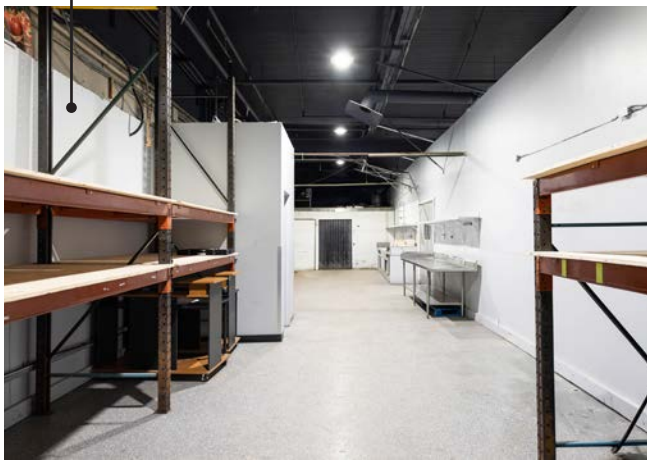
Floorplan



Back office



Rear delivery door

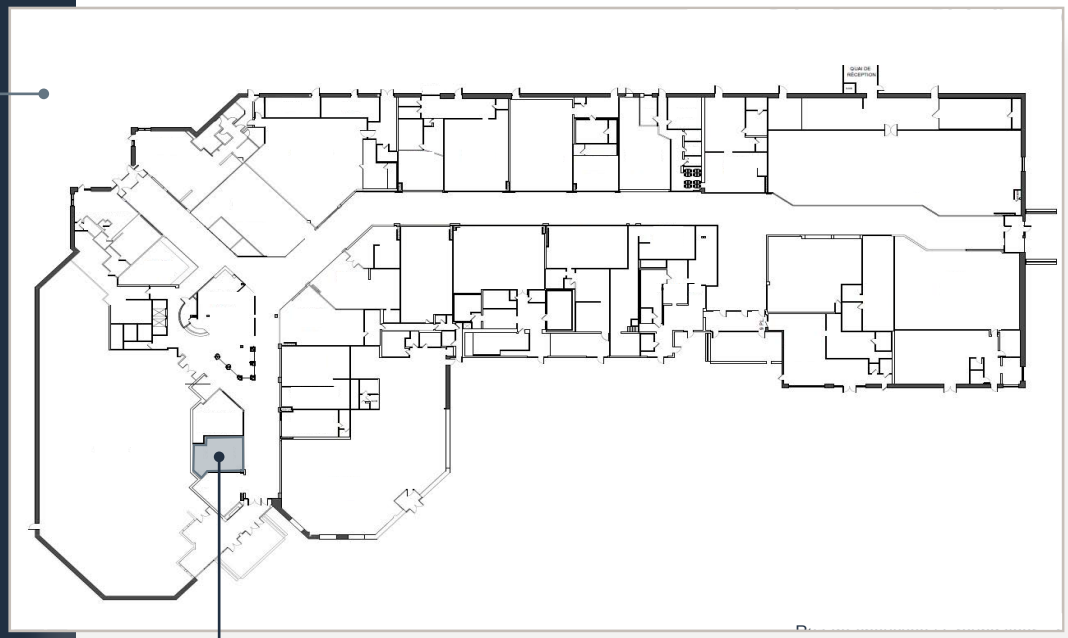


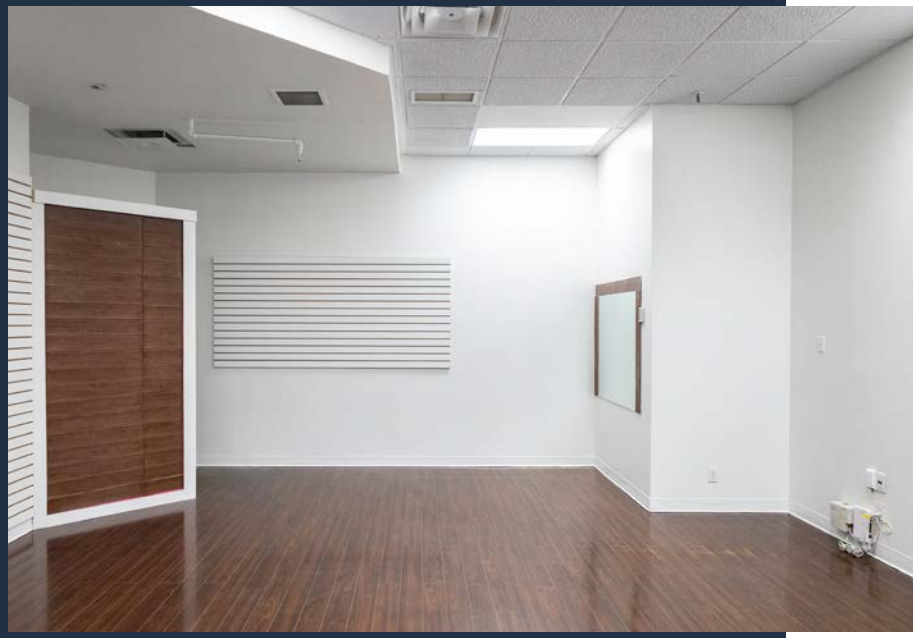
Cash registers and display counters

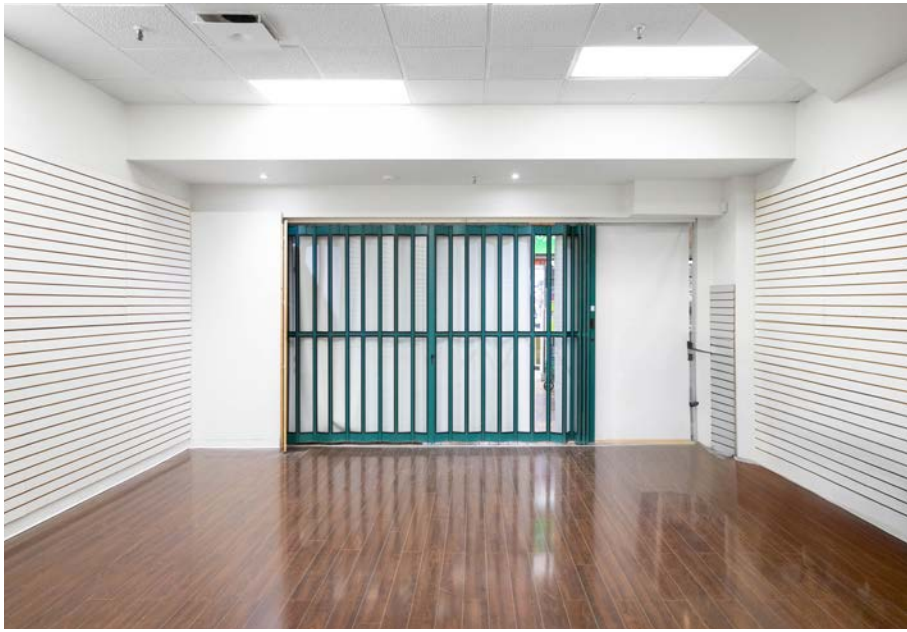


UNIT 107B: 460 sq. ft.

A functional space designed to adapt to your business, ideal for *independent retailers* looking to stand out.

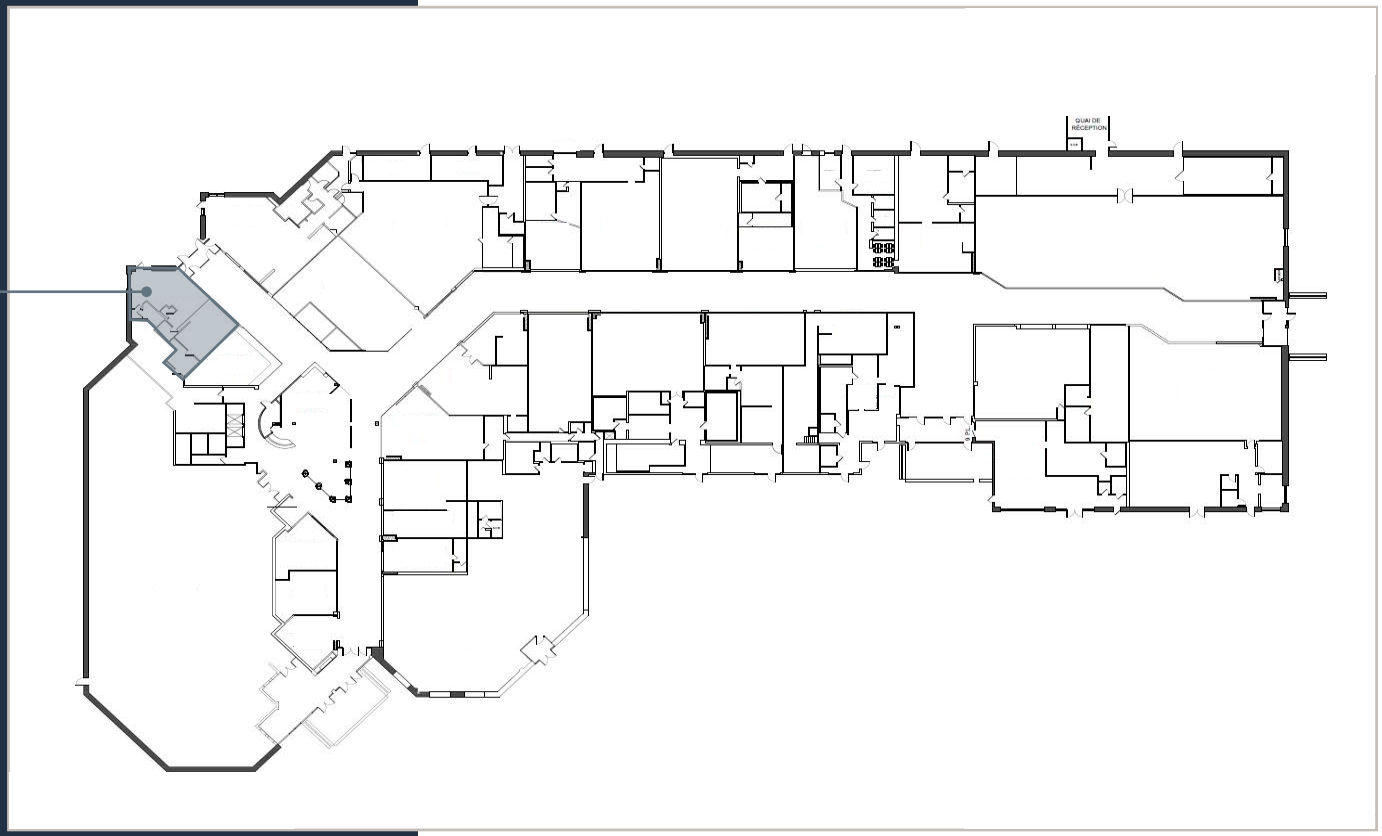






UNIT 109: 1,089 sq. ft.

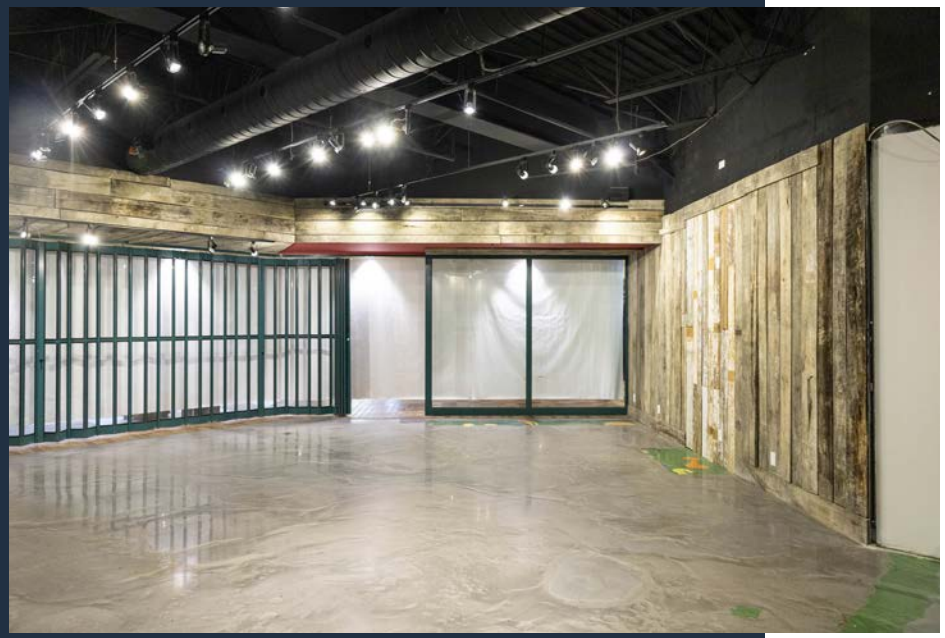
A *functional space* with direct exterior access, ideal for a convenience store or food shop.

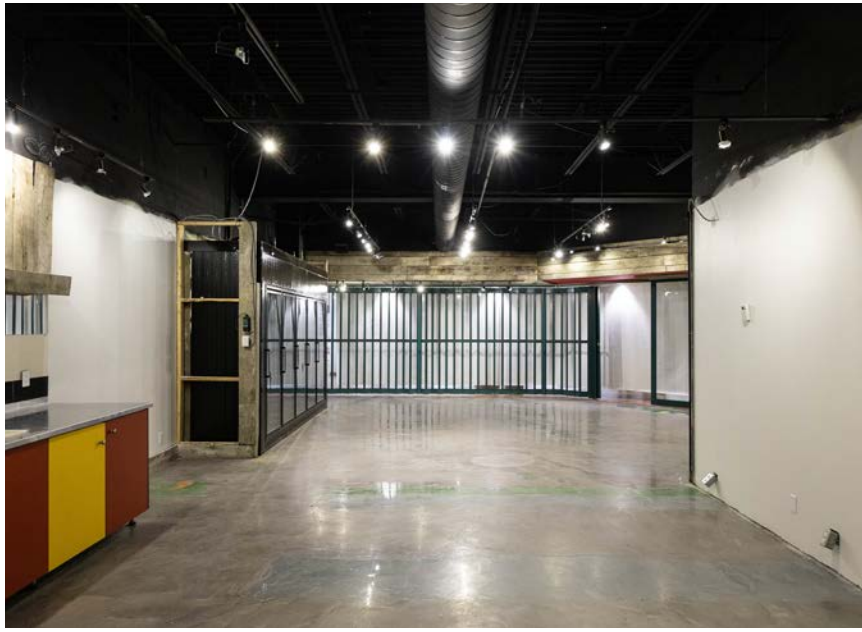


UNIT 112: 1,031 sq. ft.

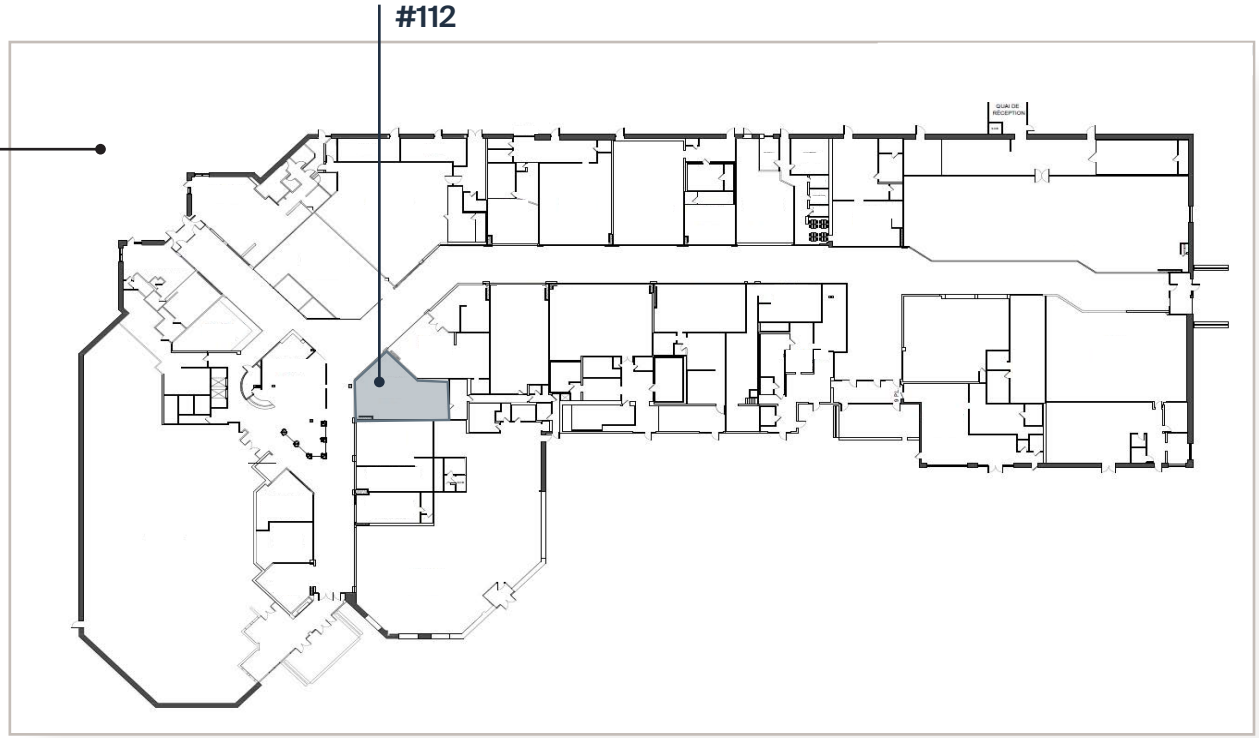
A flexible space with storage, sink, and refrigeration, *ideal for a food business or specialty shop.*







Floorplan



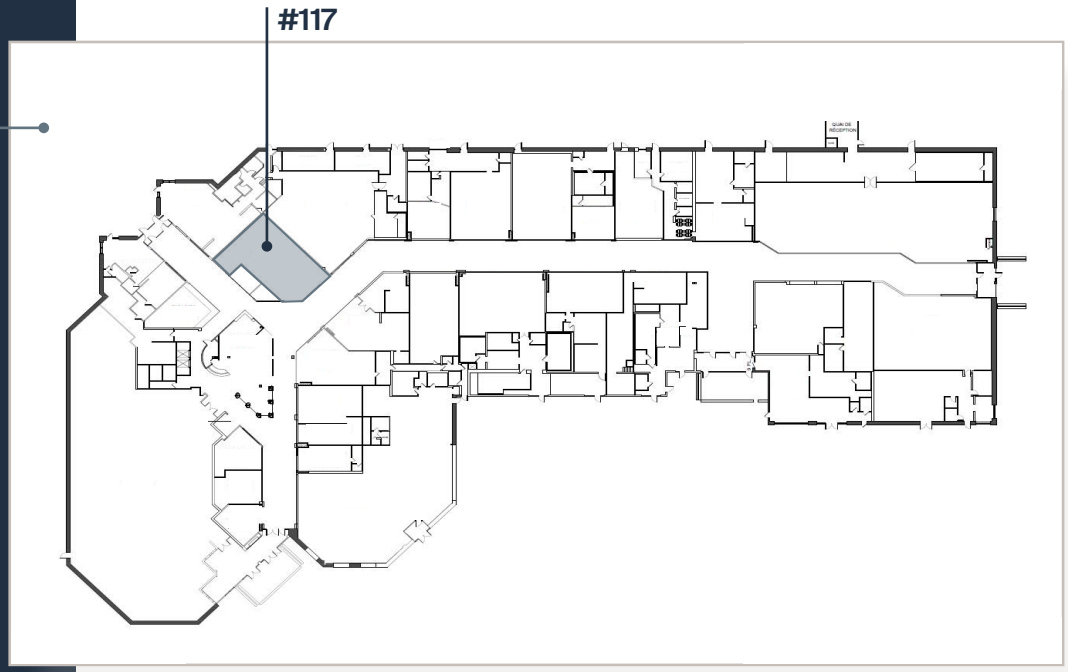


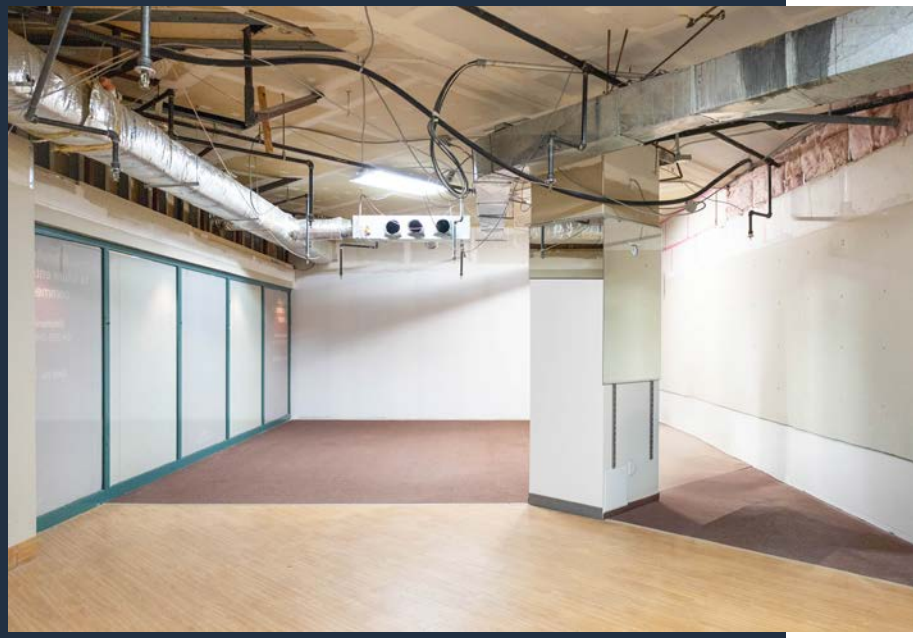




UNIT 117: 949 sq. ft.

An open, flexible space, designed *to showcase your store and products.*







UNIT 120: 1,354 sq. ft.

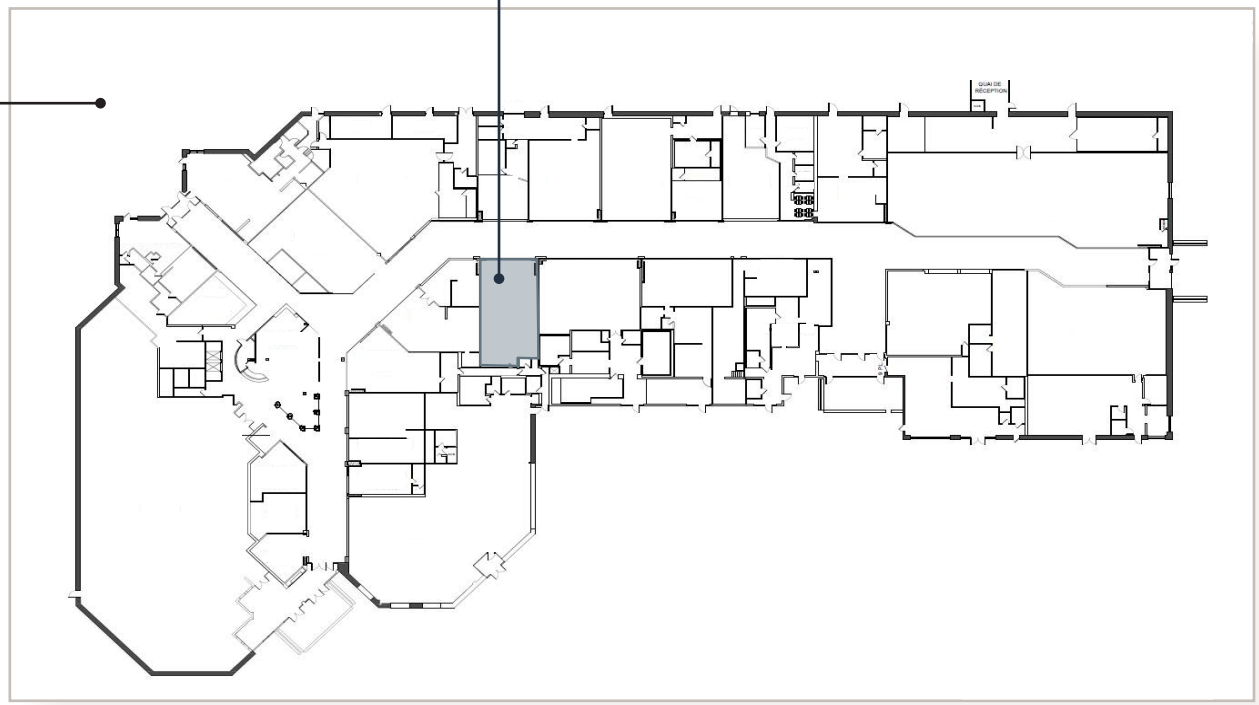
A space designed to accommodate *a restaurateur or food boutique*, with a dedicated back area for food preparation.



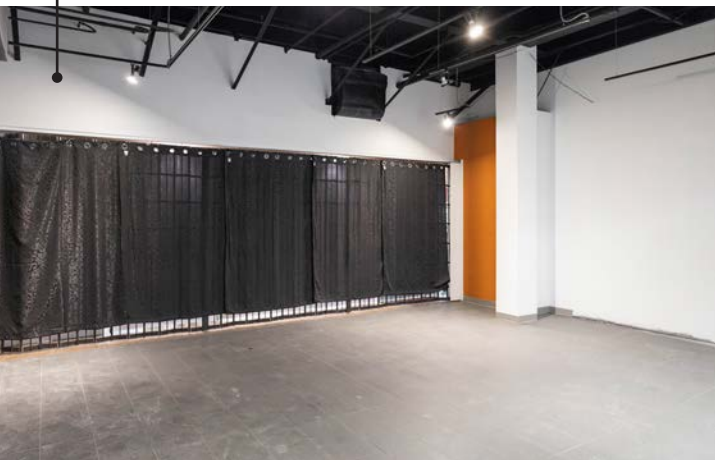




Floorplan



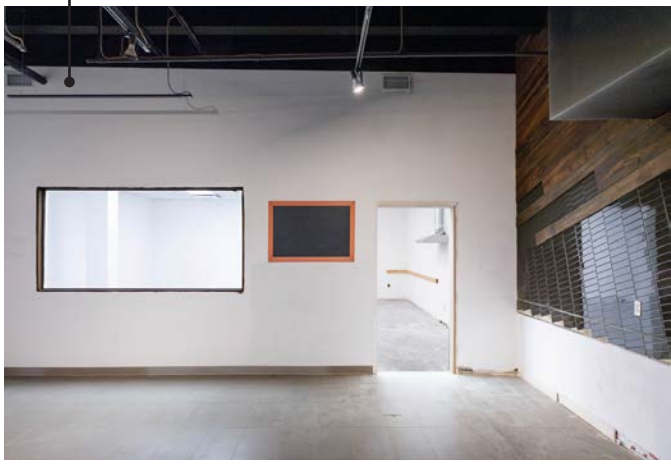
Flexible layout



Space dedicated to production and storage

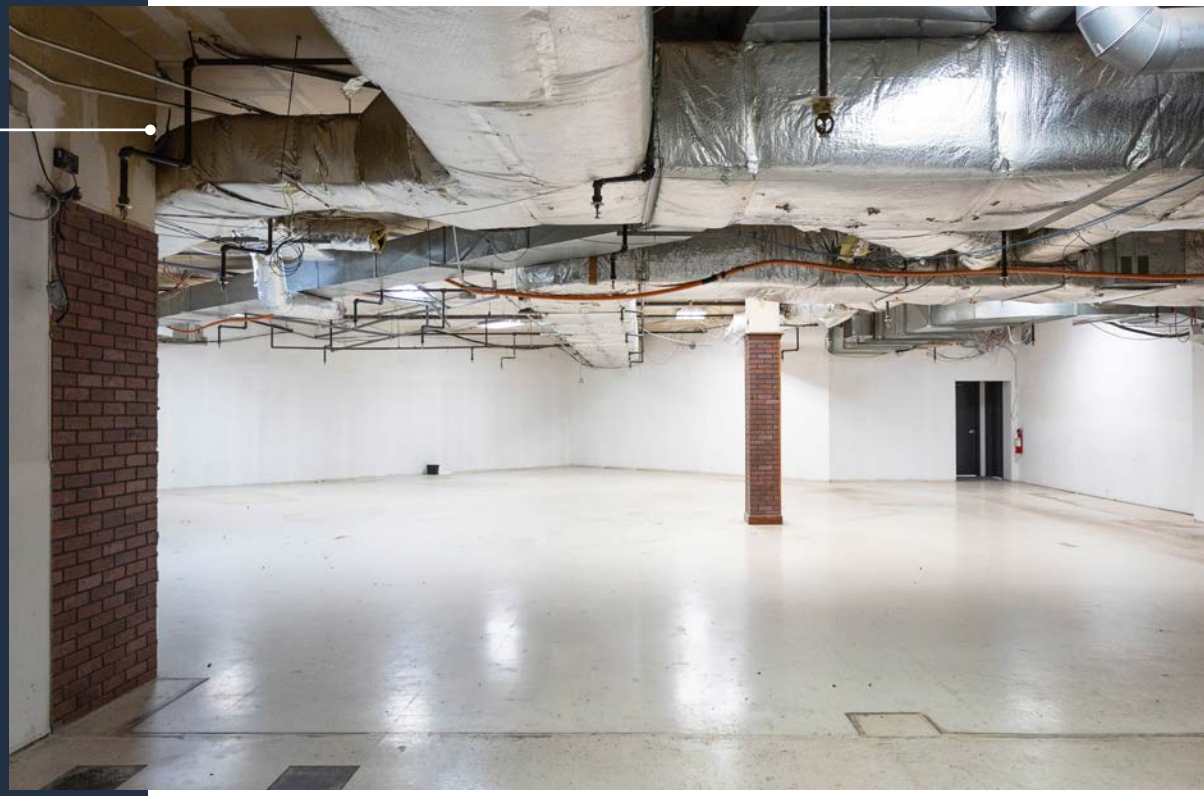


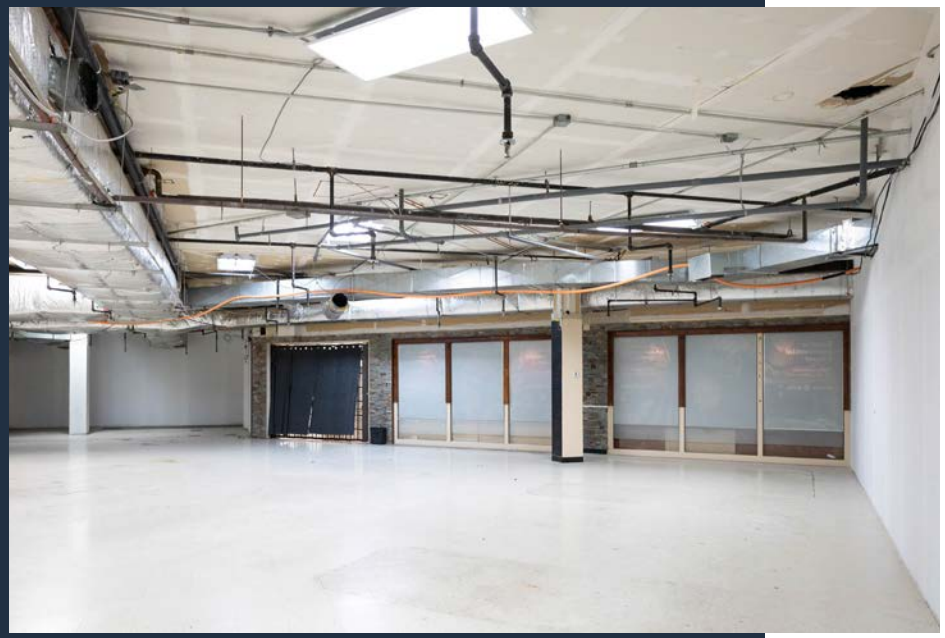
Glass front overlooking the back office

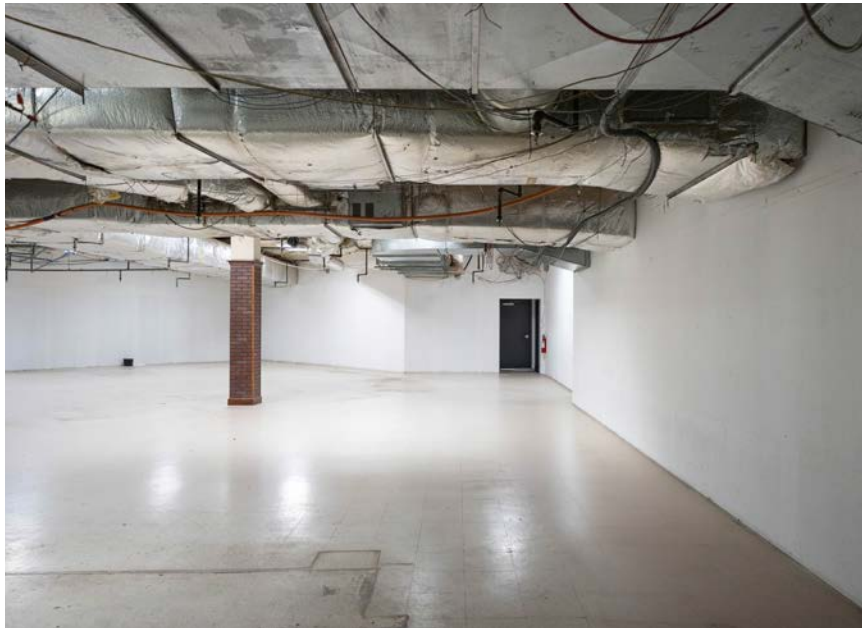


UNIT 121: 3,528 sq. ft.

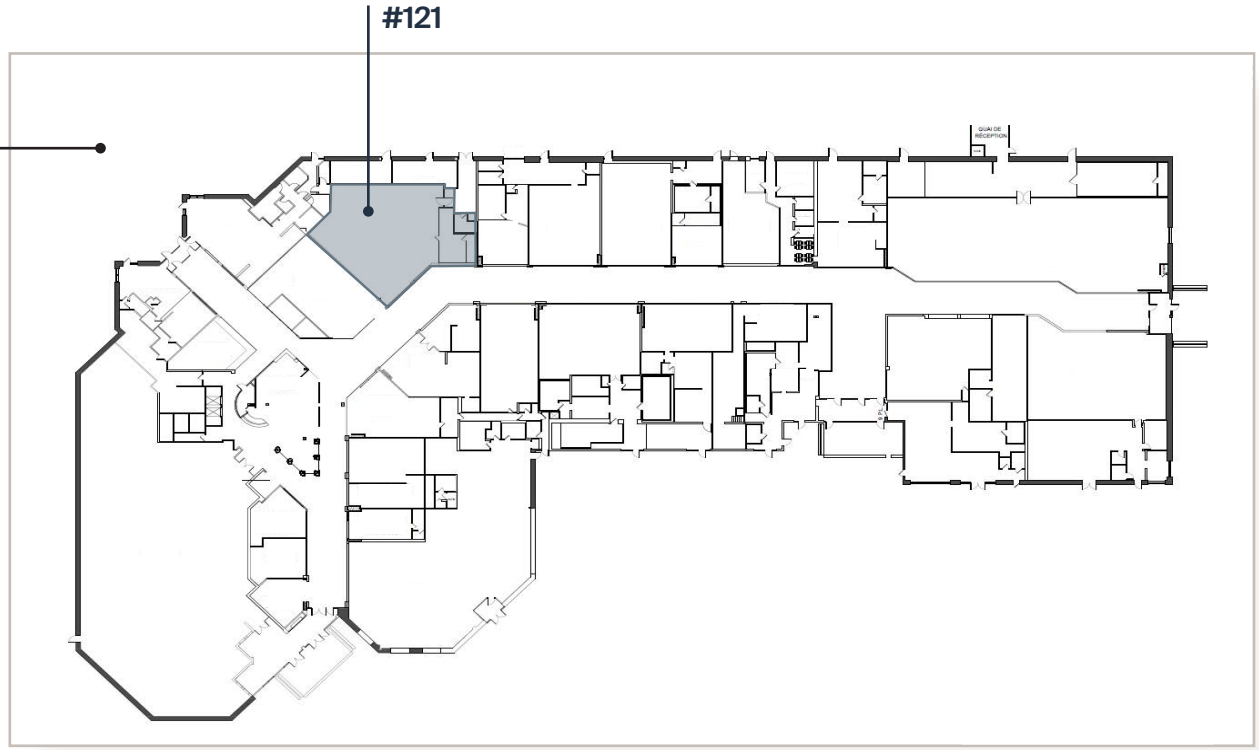
Flexible space with convenient delivery access, ideal for a shop, a workshop, or a high-volume independent project.





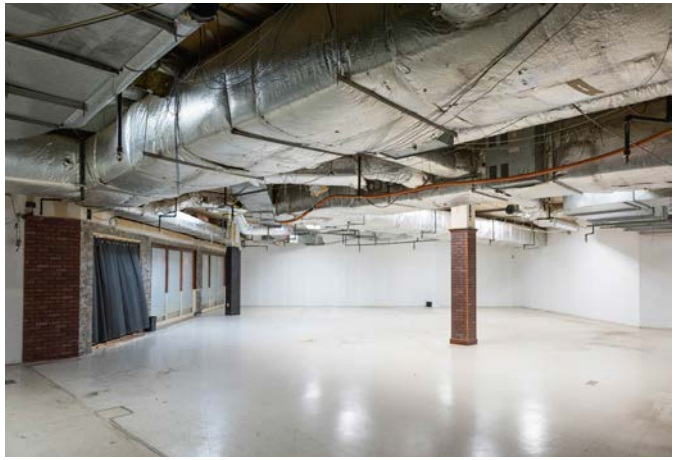


Floorplan



Direct access for deliveries



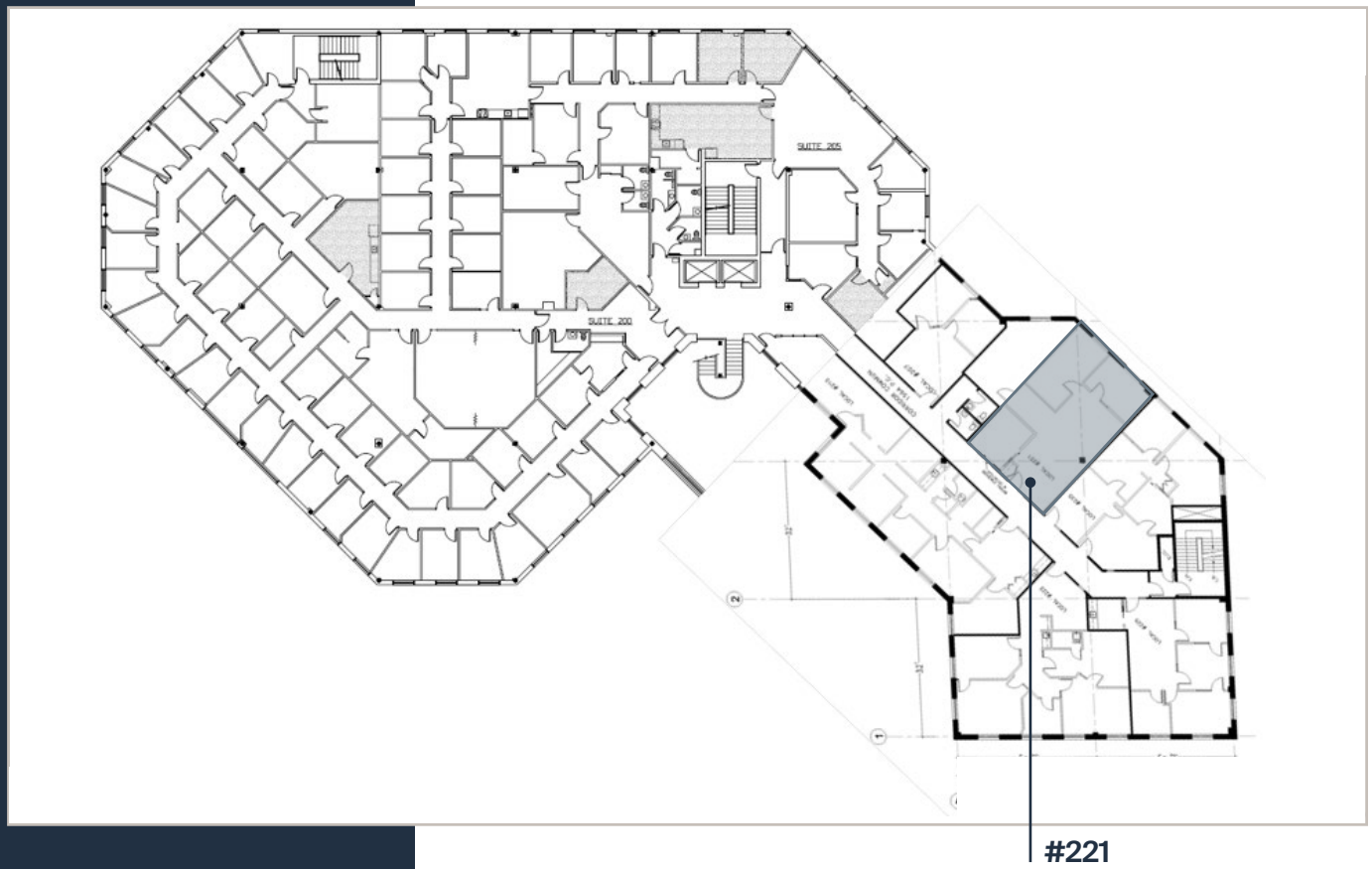


Ideal layout for product display



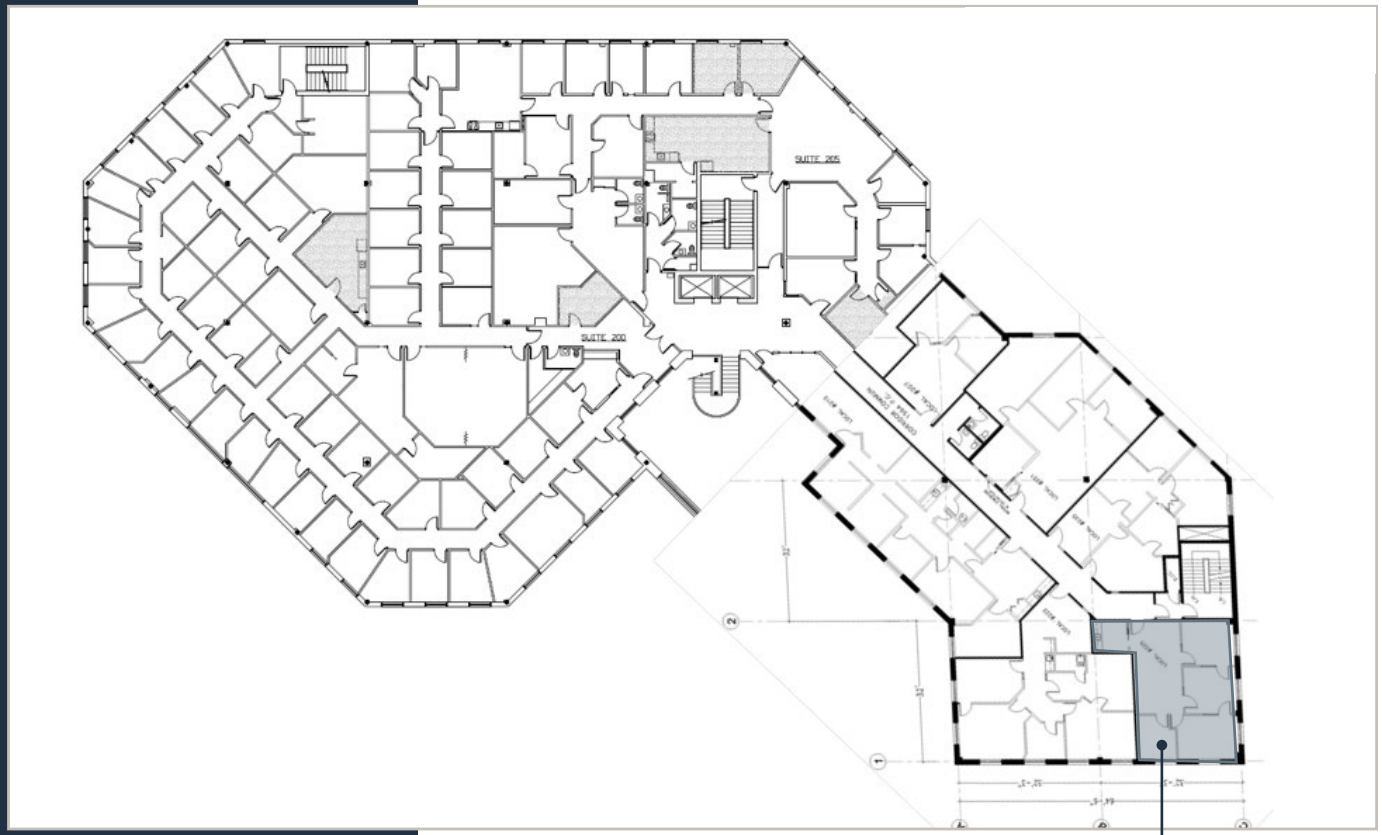
UNIT 221: 895 sq. ft.

Functional and flexible workspace, including *3 private offices and a shared area.*



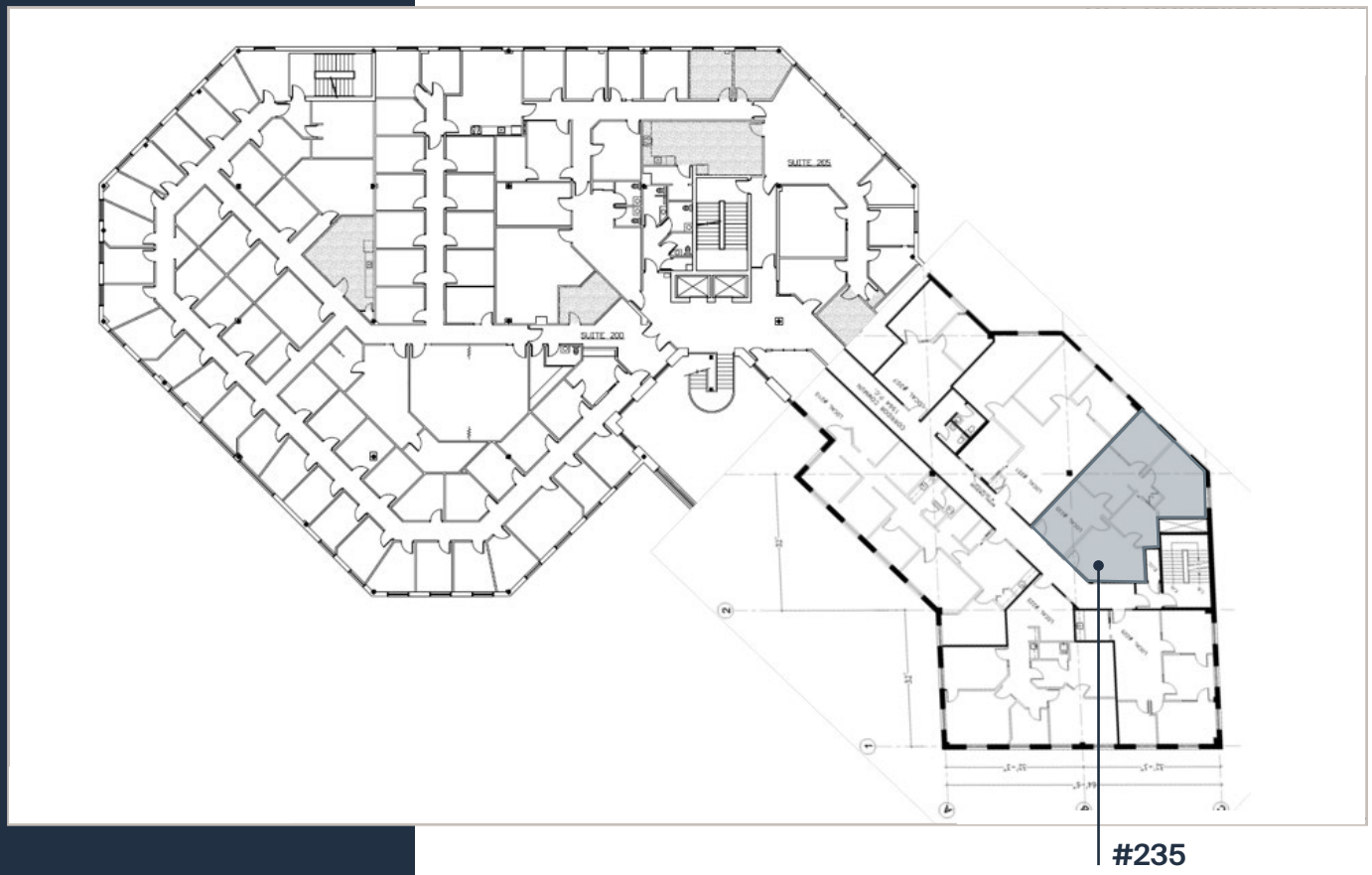
UNIT 225: 1,145 sq. ft.

Office suite featuring *5 bright private offices* surrounding an *open central area.*



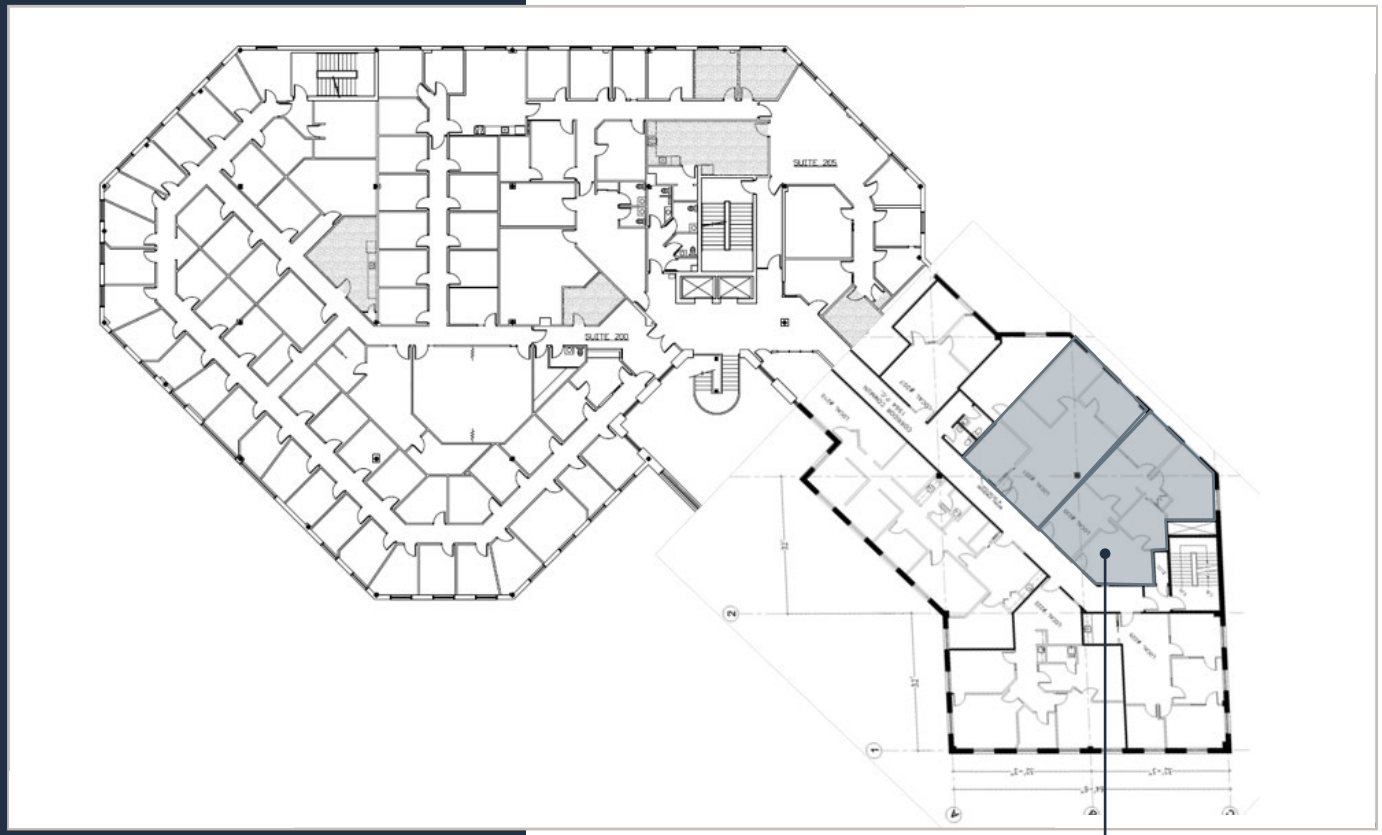
UNIT 235: 968 sq. ft.

Functional unit comprising *6 private offices,* offering multiple distinct work areas.



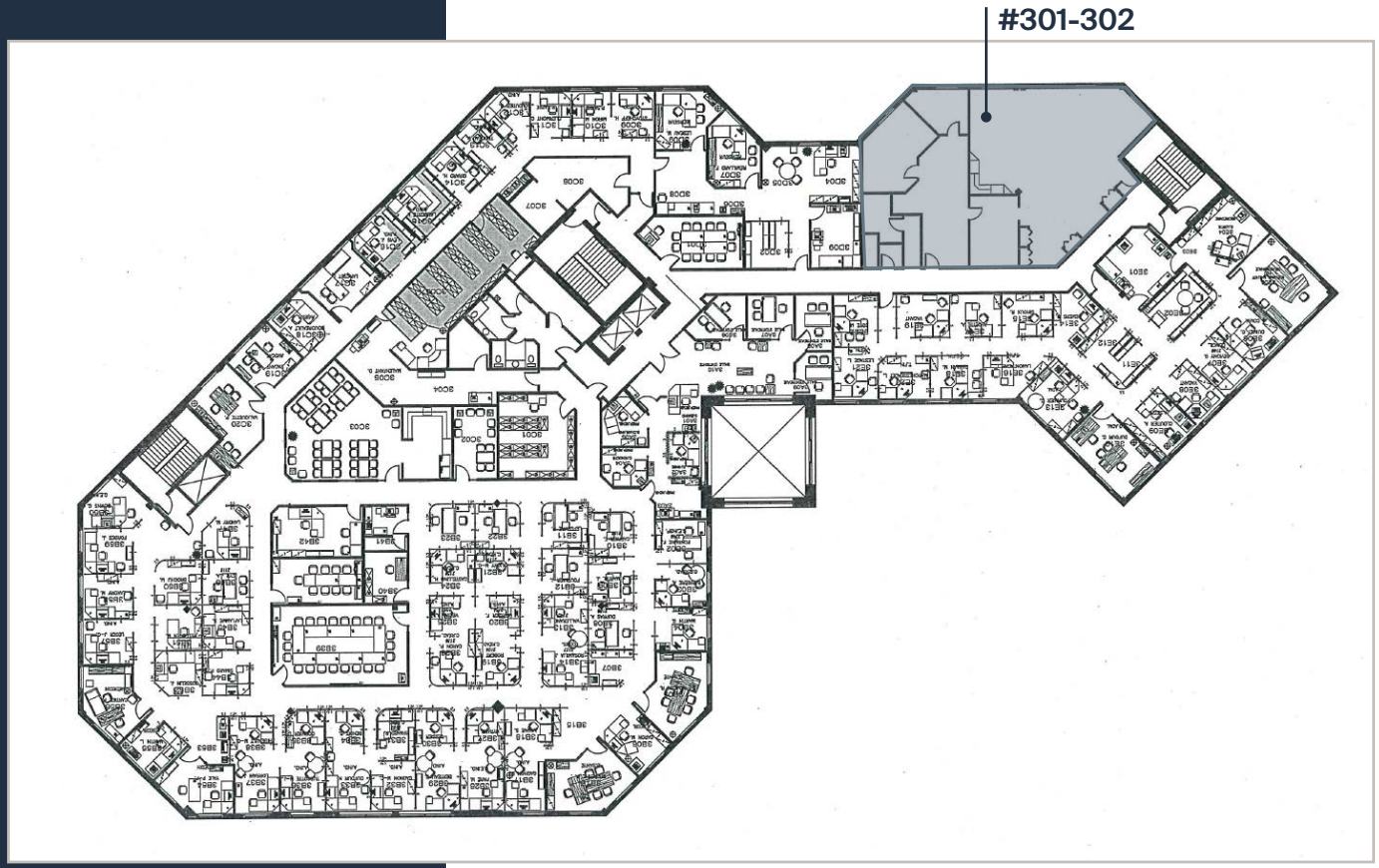
UNITS 235 & 221: 1,863 sq. ft.

Potential to combine office units.



UNIT 301-302: 2,289 sq. ft.

Space offering a *flexible layout* with multiple private offices and a spacious open area.



About Saint-Jean-sur-Richelieu

VILLE DE SAINT-JEAN-SUR-RICHELIEU

Saint-Jean-sur-Richelieu is a growing city, combining residential neighborhoods with a strong commercial presence.

1,600

commercial establishments can be found here, including retail stores, service businesses, and professional offices

Source: Ville de Saint-Jean-sur-Richelieu

11th

largest city in Quebec by population, second in Montérégie

Source: Statistique Canada

+14%

projected population growth between 2021 and 2041

Source: Institut de la statistique du Québec

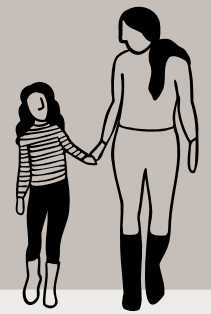
PUBLIC TRANSPORTATION

- Eco-friendly
- Accessible to people with reduced mobility
- Vélobus
- Developing cycling network

Source: Ville de Saint-Jean-sur-Richelieu

EVENTS

Saint-Jean-sur-Richelieu is known for several events, including the International de montgolfières, Mon Vieux-Saint-Jean la nuit, La Boom de l'été, and the Défilé du père Noël.



THE JOHANNAIS·ES

Population of Saint-Jean-sur-Richelieu

Average age

43.1 yrs

Source: Statistique Canada

Population in 2025

100,806

Source: Institut de la statistique du Québec

Employment rate

61%

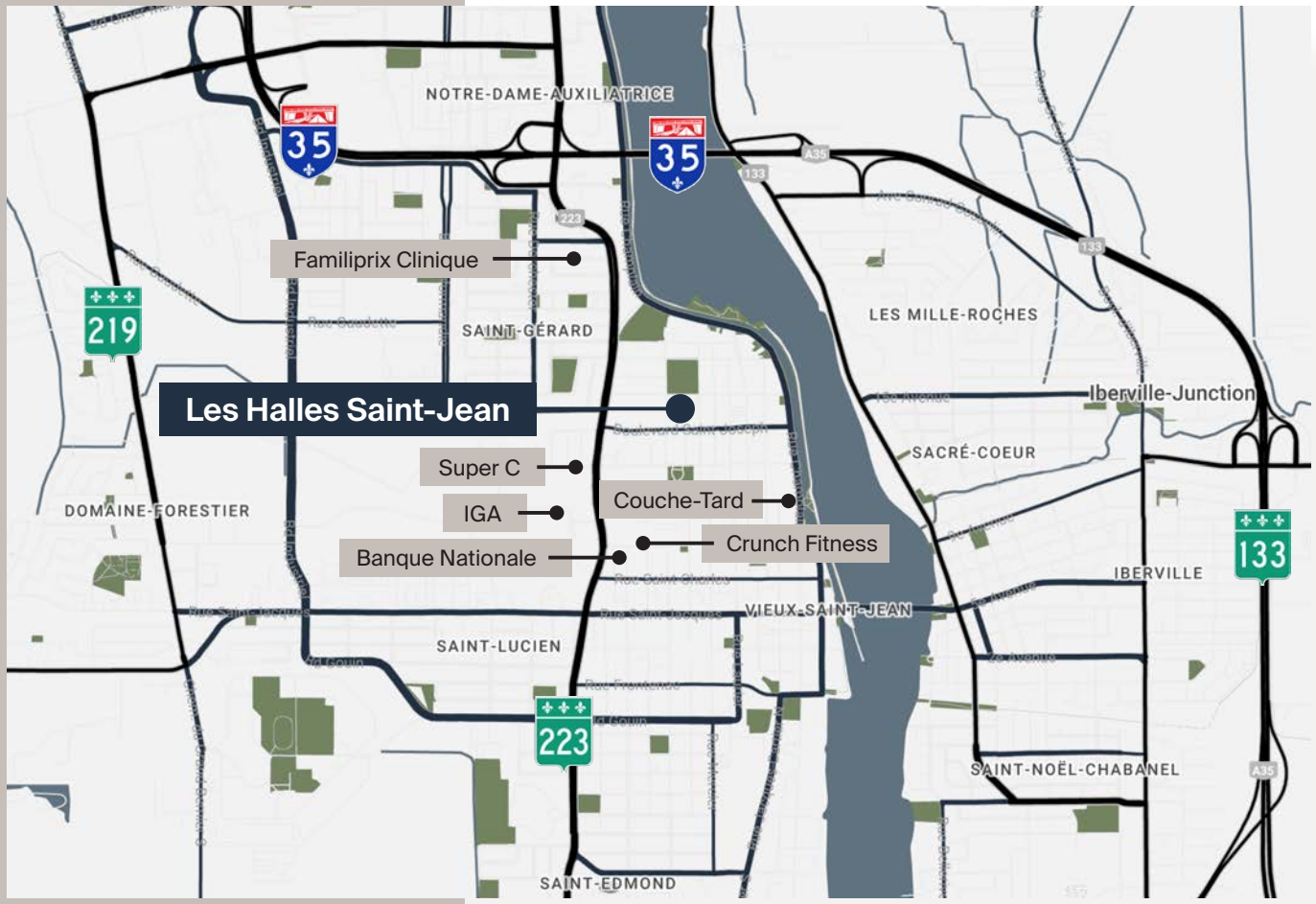
Source: Statistique Canada

Located at the entrance to Vieux-Saint-Jean, Les Halles benefits from *high foot traffic* and a *strong local clientele.*

LOCAL CUSTOMER BASE
Located in an established residential neighborhood, frequented daily by local clientele.

PARKING
Spacious and reserved for customers.

EASILY ACCESSIBLE
Via the Vallée-des-Forts (35) and highways 133, 223, and 219.



BTB

Let us help you build the environment that *fits your vision*.

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