



Le ST-MICHEL

contemporary apartments

3250, HENRI-BOURASSA EAST, MONTRÉAL-NORTH

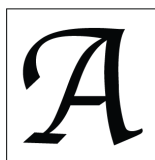
RENT NOW

for occupancy on July 1, 2026

VISIT OUR WEBSITE
www.lesaintmichel.ca

438-375-4329

info@lesaintmichel.ca



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Le ST-MICHEL






contemporary apartments

3250, HENRI-BOURASSA EAST, MONTRÉAL-NORTH



Le ST-MICHEL is located in the Montreal-North neighbourhood, at the corner of Henri-Bourassa Boulevard and Saint-Michel Boulevard. Its location provides quick access to the extensive waterfront park and bike path along the Rivière des Prairies, while also allowing most domestic shopping to be done on foot. It is therefore an urban area that offers both the advantages of the city while opening up to nature just a few minutes walk away.

+ **The area** offers proximity to a variety of shops, services, institutions, green spaces and public transit options.



Transit

-  Bus services along Henri-Bourassa boulevard leading to the metro.
-  11 minutes from Saint-Michel train station (Réseau de transport métropolitain station).
-  Close to the bus rapid transit (BRT) lines on boulevard Pie-IX, providing service between Laval and Montreal.
-  One block from the bike path along Rivière des Prairies.
-  Quick access to major highways.



Schools

-  Less than a 10 minute walk from Marie-Clara schools, providing education to children from preschool to high school, as well as daycare services.
-  Other elementary and secondary schools as well as colleges and universities are also present and accessible by foot or public transit.



Hospitals

-  A 10 minute walk from Marie-Clara Hospital
-  The area also has quick access to Fleury, Maisonneuve-Rosemont and Santa Cabrini Hospitals; are all accessible by public transit or just a few minutes by car.

Parks and Leisure

-  Close to parc Pilon, a dedicated area to unwind, benefit from nature and enjoy numerous open air activities.
-  Quick access to the Rivière des Prairies, Belvédère du barrage and the Île-de-la-Visitation natural park for summer and winter activities such as walking, running, fishing and cross-country skiing.

Commercial

-  Immediate access to many businesses, such as grocery stores and specialty shops like Euromarché, making daily errands effortless.
-  The location offers a variety of commercial services, including pharmacies, restaurants such as Chez Ma Tante, and convenience stores, ensuring great convenience for residents.



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3250, HENRI-BOURASSA EAST, MONTRÉAL-NORTH

Le ST-MICHEL is composed of 50 contemporary apartments distributed over 6 residential floors as follows:

+ Ground Floor : 5 units

+ Floors 2, 3, 4, 5 and 6 : 9 units / floor

+ **The building** is equipped with the following features :

- ▶ A reinforced concrete structure ;
- ▶ Brick cladding ;
- ▶ Windows with mosquito screens in every living area ;
- ▶ An elevator ;
- ▶ Secure access using a microchip system ;
- ▶ A communication system in each apartment with a camera to the front entrance
- ▶ Security cameras in common areas ;
- ▶ A sprinkler and fire detection system ;
- ▶ Ventilation and heat recovery systems ;
- ▶ Carbon monoxide detection system in the parking garage ;
- ▶ Common room available for family functions, reunions, etc.
- ▶ A garbage / recycling chute on every floor ;
- ▶ Underground parking spots available;
- ▶ Underground parking spots with charging stations for electric vehicles ;
- ▶ Underground parking spot reserved for the communal auto service Communauto ;
- ▶ Communal bike storage on parking level ;
- ▶ Auxiliary storage lockers on parking level and ground floor ;
- ▶ Adaptable apartments: easily adaptable to the needs of those with reduced mobility ;
- ▶ Universally accessible apartments: designed for the needs of those with reduced mobility ;
- ▶ Greenhouse gas (GHG) reduction ;
- ▶ Reduced energy consumption.

+ **The apartments** are contemporary in style and come in a range of typologies such as a studio, one bedroom (3 1/2), two bedroom (4 1/2) or three bedroom (5 1/2) ranging from 482 sqft to 1073 sqft, and are characterized by :

- ▶ High ceilings from 9'-11" on the ground floor, 8'-5" on the 2nd to 5th floors and 10'-3" on the 6th floor (except at bulkhead locations) ;
- ▶ Pre-installed wiring for telephone and cable TV in each unit ;
- ▶ Individual energy efficient air conditioning in each unit ;
- ▶ Electric baseboard heaters with an electronic thermostat in each room ;
- ▶ Air exchange system;
- ▶ Individual hot water tanks in each unit ;
- ▶ Large balconys and loggias with glass railings ;
- ▶ Bathroom equipped with vanity, quartz counter-tops, closet, mirror and ceramic tiled floors ;
- ▶ Modern kitchens equipped with soft closing drawers and cabinets, quartz counter-tops, stainless steel finished appliances and islands in select apartments ;
- ▶ **The inclusion of the following new electric appliances ;**

+ Refridgerator + Stove ¹ + Dishwasher + Washer + Dryer +Range Hood

¹ In the universally accessible/adaptable apartments the stove is replaced by a wall mounted oven and cook top.



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3250, HENRI-BOURASSA EAST, MONTRÉAL-NORTH

+ UNIT TYPE **A1**

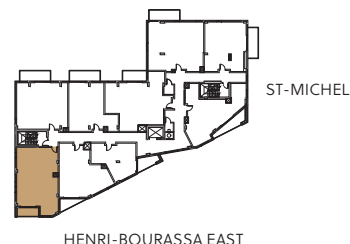
3 BEDROOMS

MONTHLY RENT FROM
2 099\$

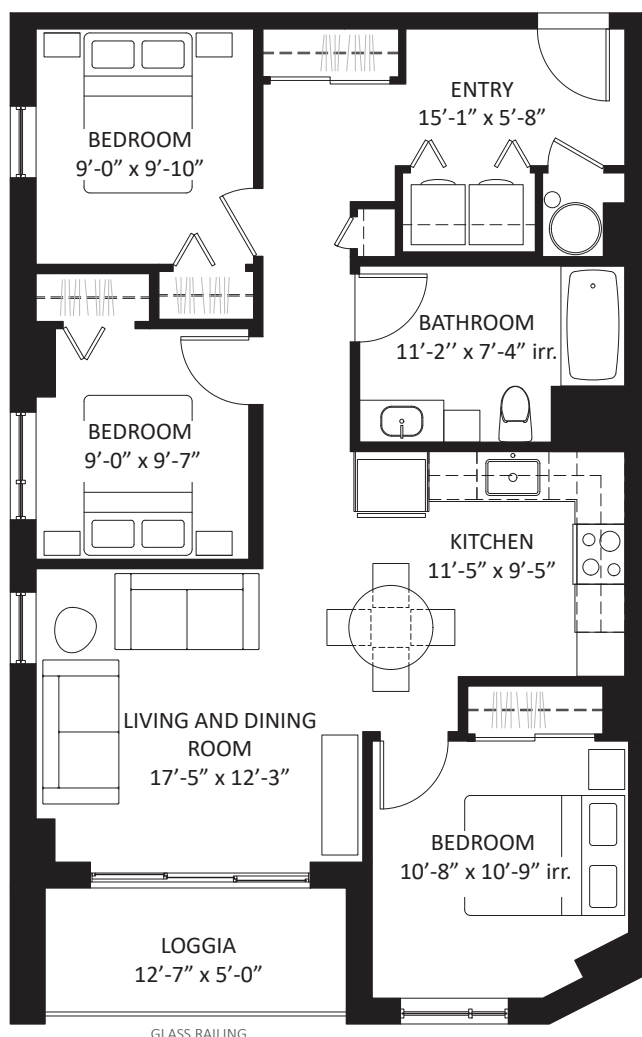
+/-993 sqft + loggia 63 sqft

FLOORS: 2, 3, 4, 5, 6

UNITS: 207 / 307 / 407 / 507 / 607



HENRI-BOURASSA EAST



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3250, HENRI-BOURASSA EAST, MONTRÉAL-NORTH

+ UNIT TYPE **B1**

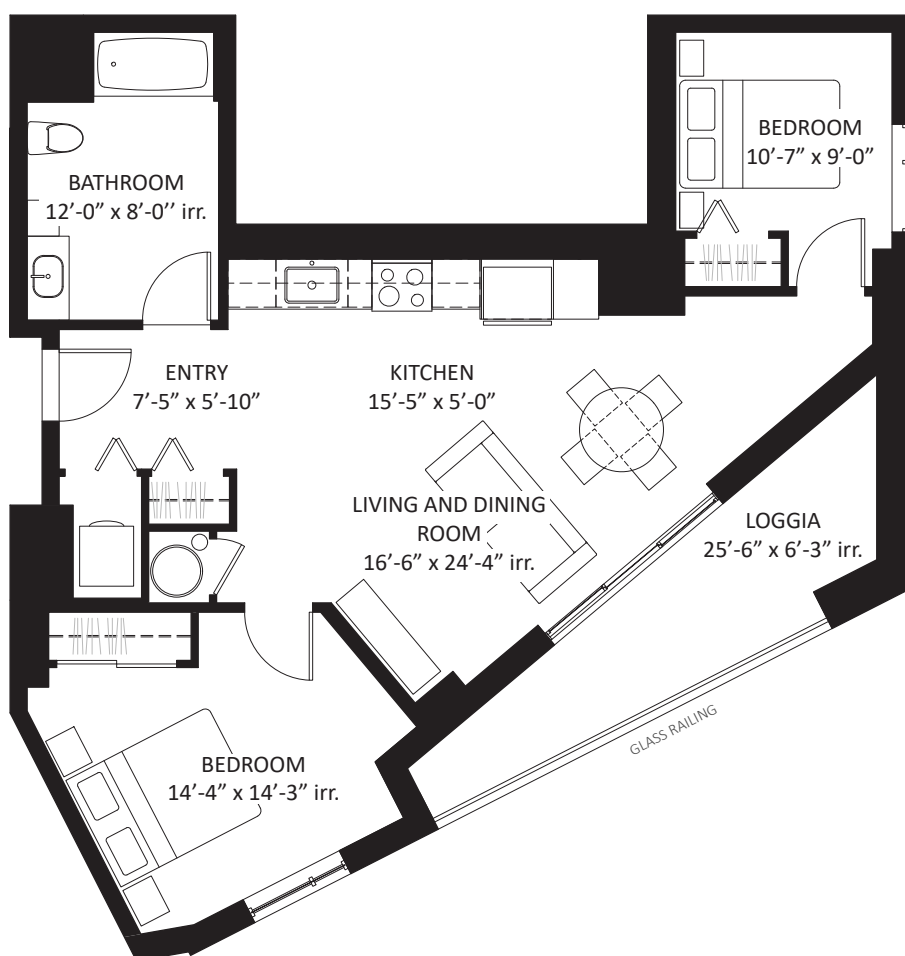
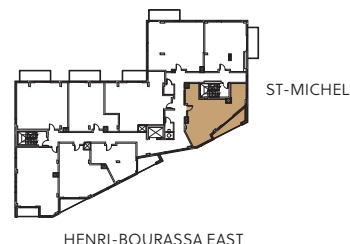
2 BEDROOMS

MONTHLY RENT FROM
1729\$

+/-829 sqft + loggia 107 sqft

FLOORS: 3, 4, 5

UNITS: 301 / 401 / 501



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3250, HENRI-BOURASSA EAST, MONTRÉAL-NORTH

+ UNIT TYPE **B2**

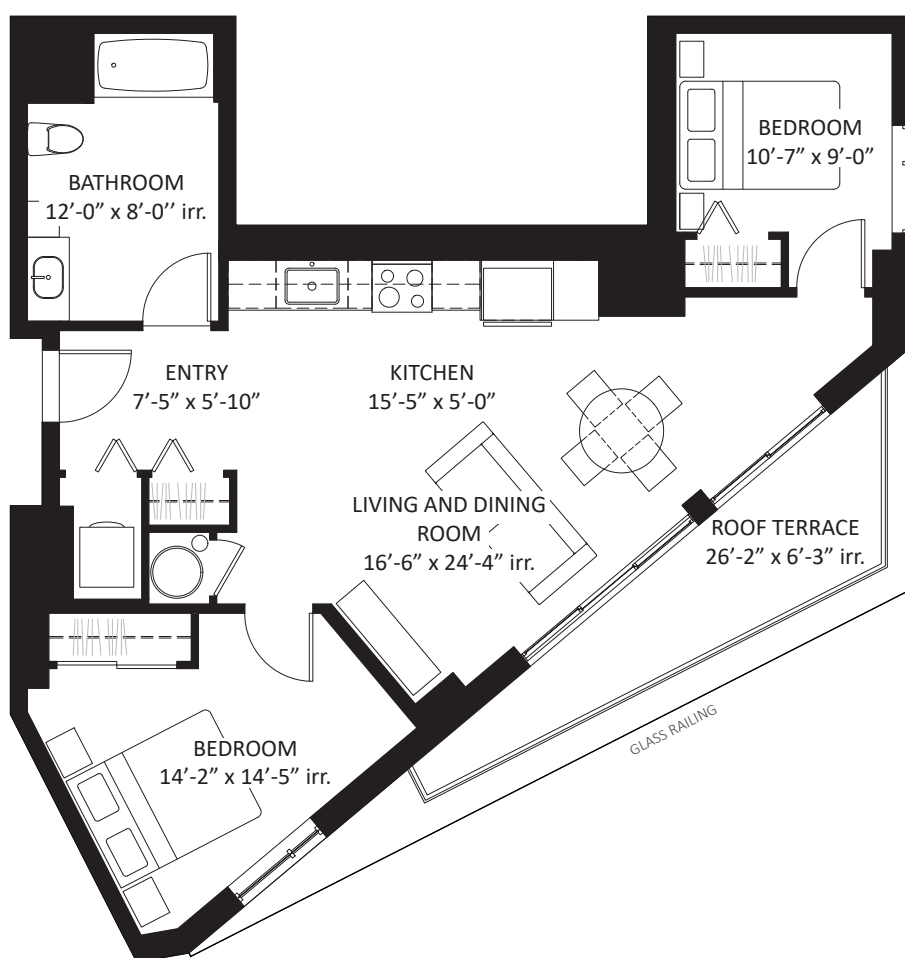
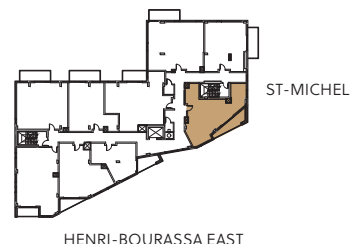
2 BEDROOMS

MONTHLY RENT FROM
1 699\$

+/-811 sqft + roof terrace 100 sqft

FLOOR: 6

UNIT: 601



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Le ST-MICHEL

contemporary apartments

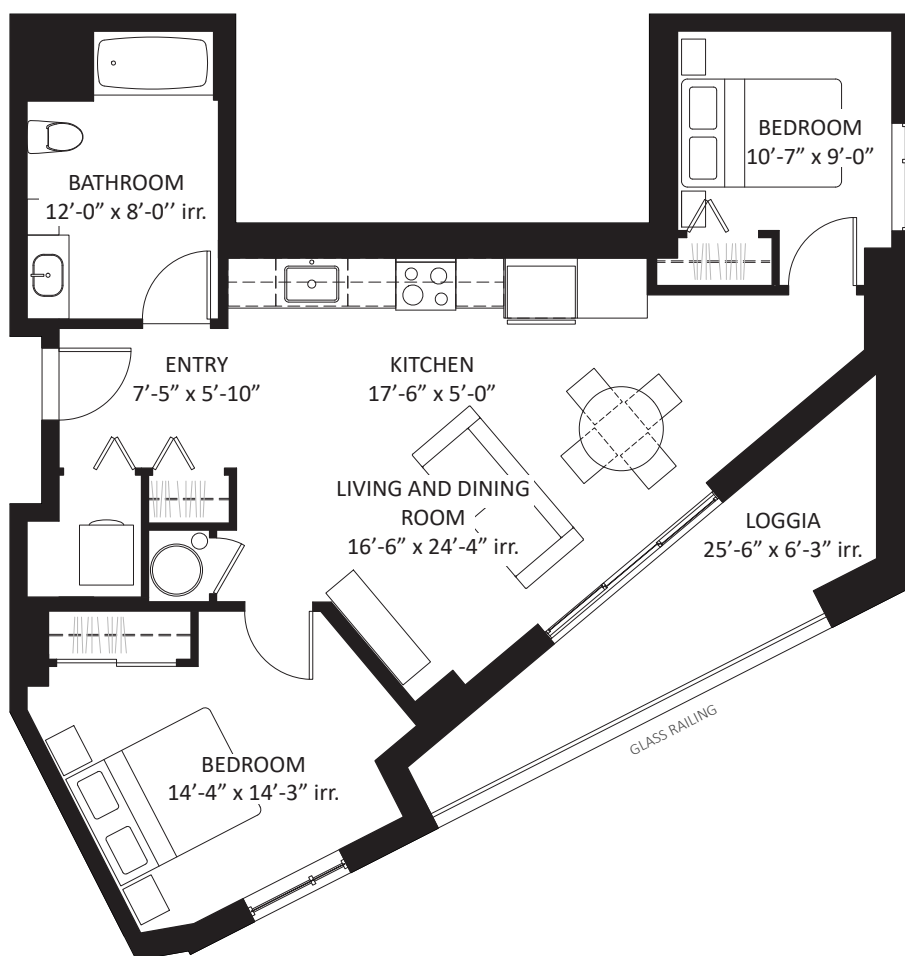
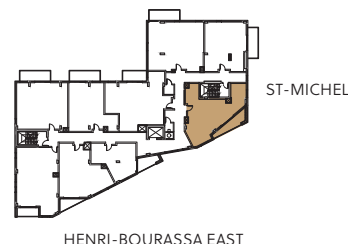
3250, HENRI-BOURASSA EAST, MONTRÉAL-NORTH

+ UNIT TYPE **B3**

2 BEDROOMS

MONTHLY RENT FROM
1789\$

+/-853 sqft + loggia 107 sqft
FLOOR: 2
UNIT: 201



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3250, HENRI-BOURASSA EAST, MONTRÉAL-NORTH

+ UNIT TYPE **B4**

2 BEDROOMS

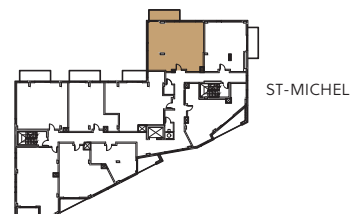
MONTHLY RENT FROM
2 099\$

+/-1023 sqft + balcony 108 sqft

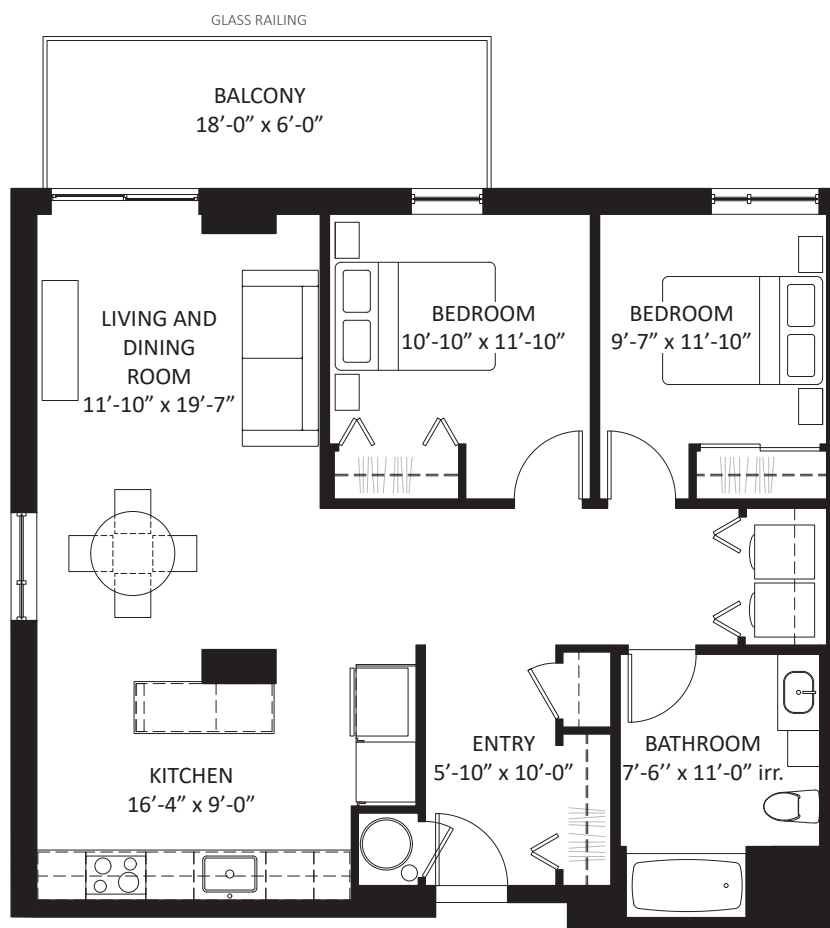
FLOORS: 1, 2, 3, 4, 5, 6

UNITS: 103 / 203 / 303 / 403 / 503 / 603

ACCESSIBLE APARTMENT



HENRI-BOURASSA EAST



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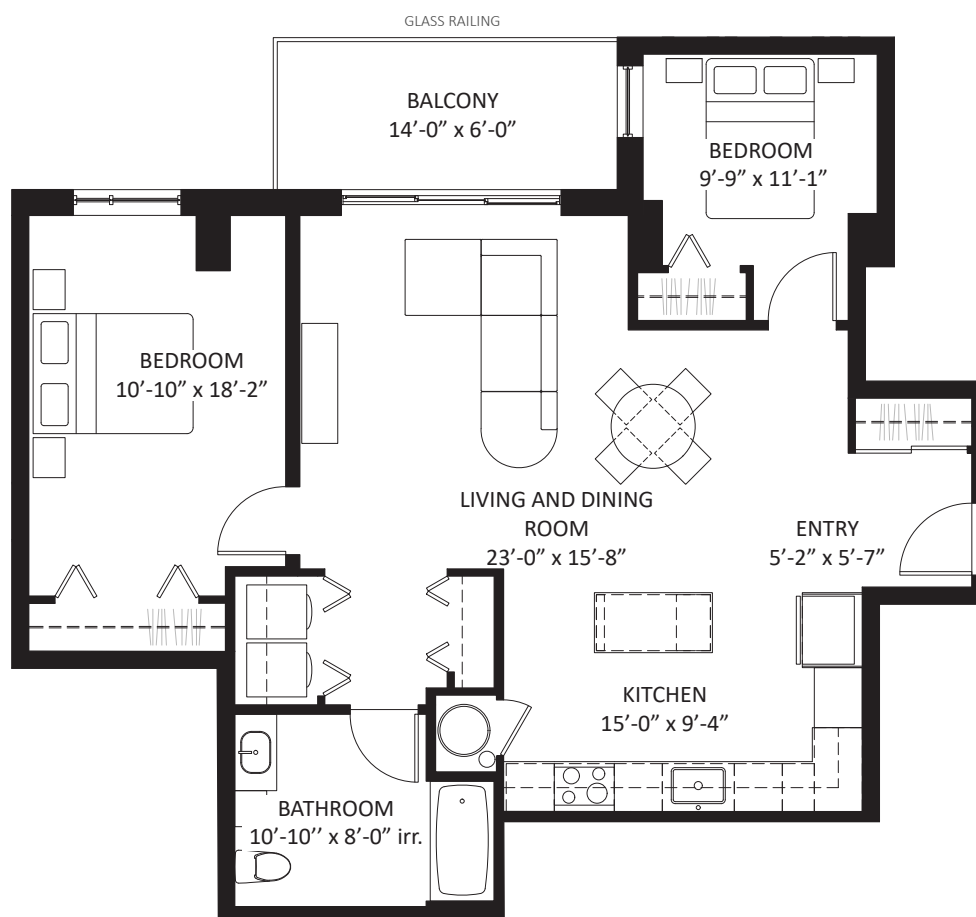
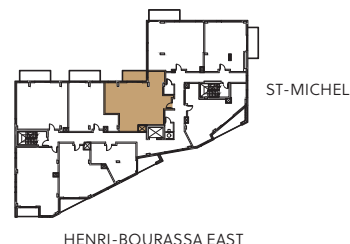
3250, HENRI-BOURASSA EAST, MONTRÉAL-NORTH

+ UNIT TYPE **B5**

2 BEDROOMS

MONTHLY RENT FROM
2 076\$

+/- 998 sqft + balcony 84 sqft
FLOORS: 1, 3, 6
UNITS: 104 / 304 / 604
ADAPTABLE APARTMENT



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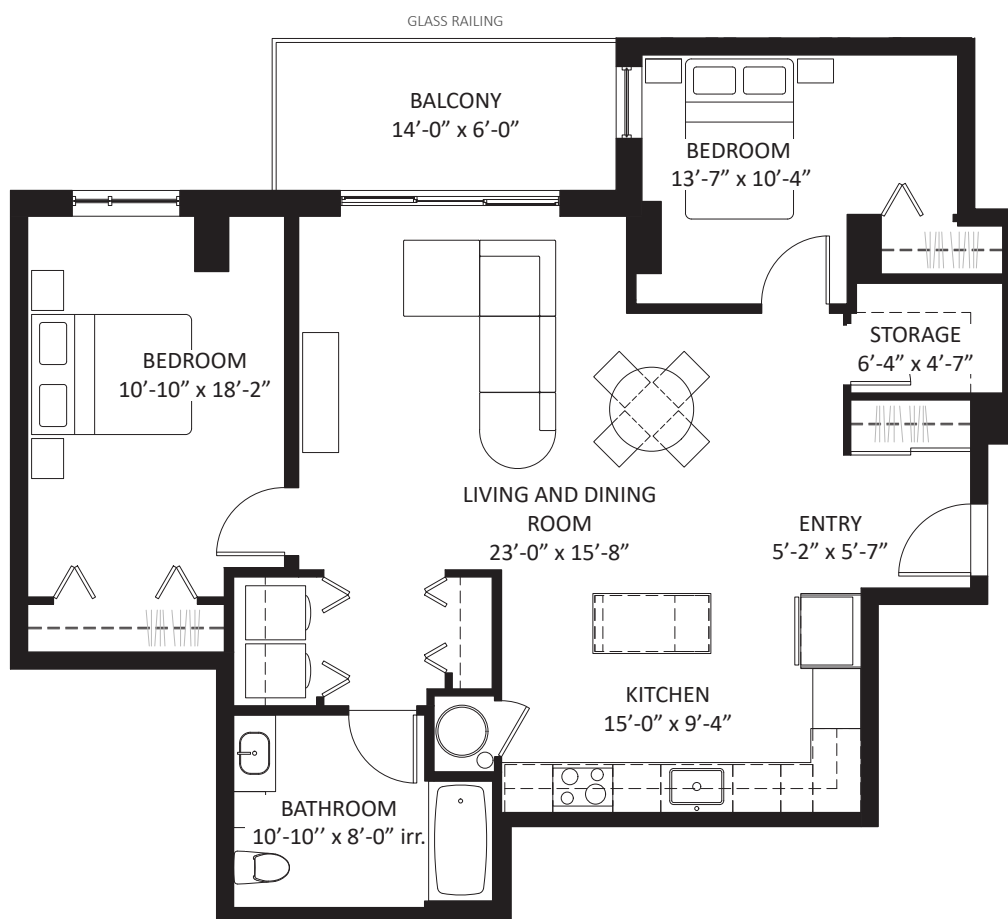
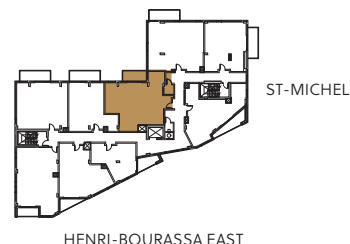
3250, HENRI-BOURASSA EAST, MONTRÉAL-NORTH

+ UNIT TYPE **B6**

2 BEDROOMS

MONTHLY RENT FROM
2 212\$

+/-1073 sqft + balcony 84 sqft
FLOORS: 2, 4, 5
UNITS: 204 / 404 / 504
ADAPTABLE APARTMENT



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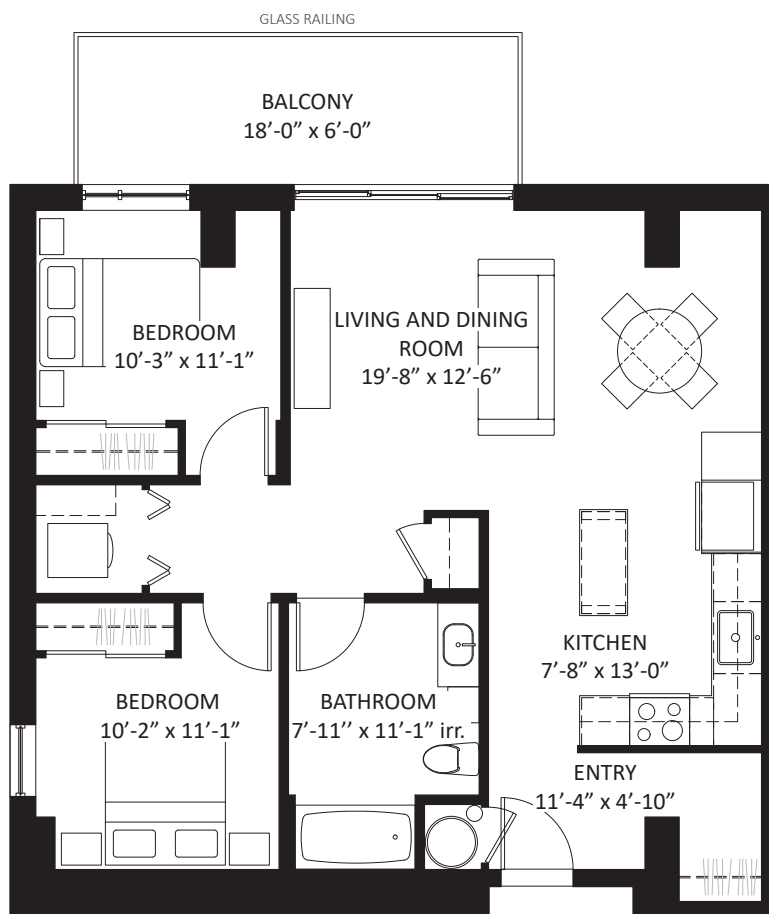
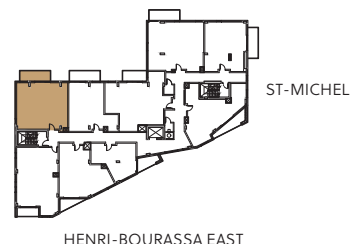
+ UNIT TYPE B7
2 BEDROOMS

MONTHLY RENT FROM
1 879\$

+/-903 sqft + balcony 108 sqft

FLOORS: 1, 2, 3, 4, 5, 6

UNITS: 106 / 206 / 306 / 406 / 506 / 606



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3250, HENRI-BOURASSA EAST, MONTRÉAL-NORTH

+ UNIT TYPE **B8**

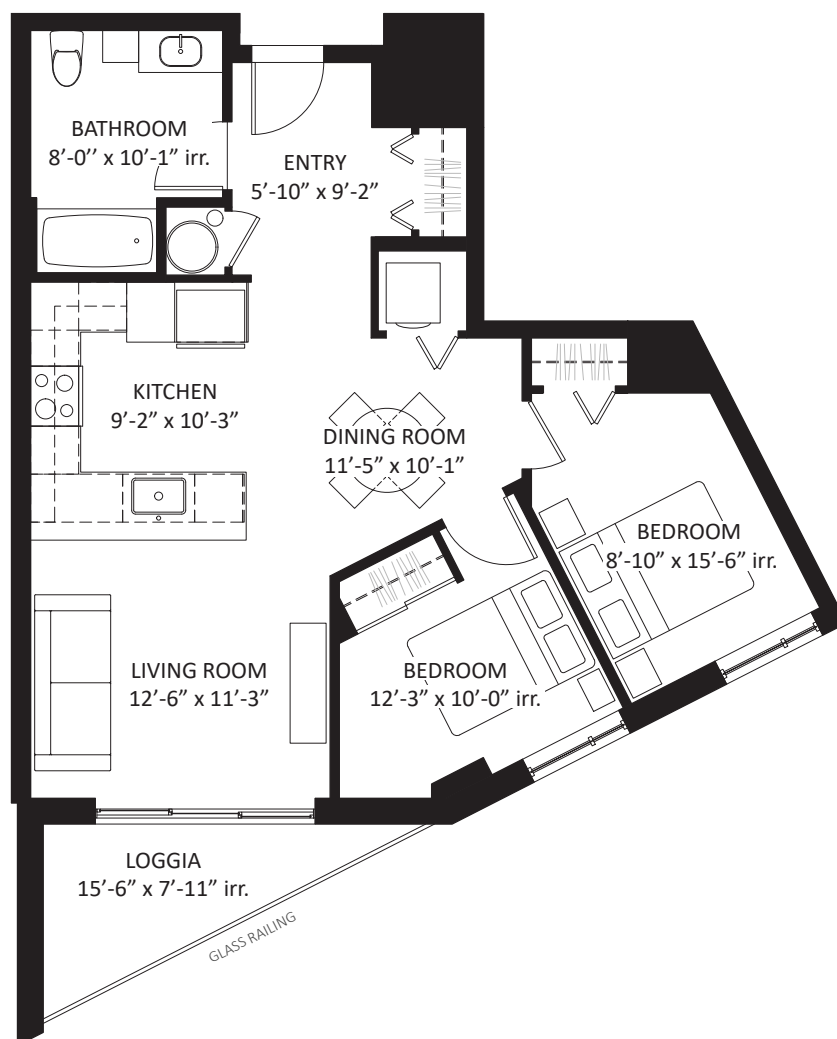
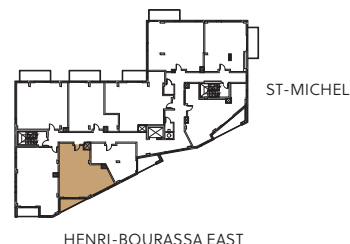
2 BEDROOMS

MONTHLY RENT FROM
1 685\$

+/-797 sqft + loggia 62 sqft

FLOORS: 3, 4, 5, 6

UNITS: 308 / 408 / 508 / 608



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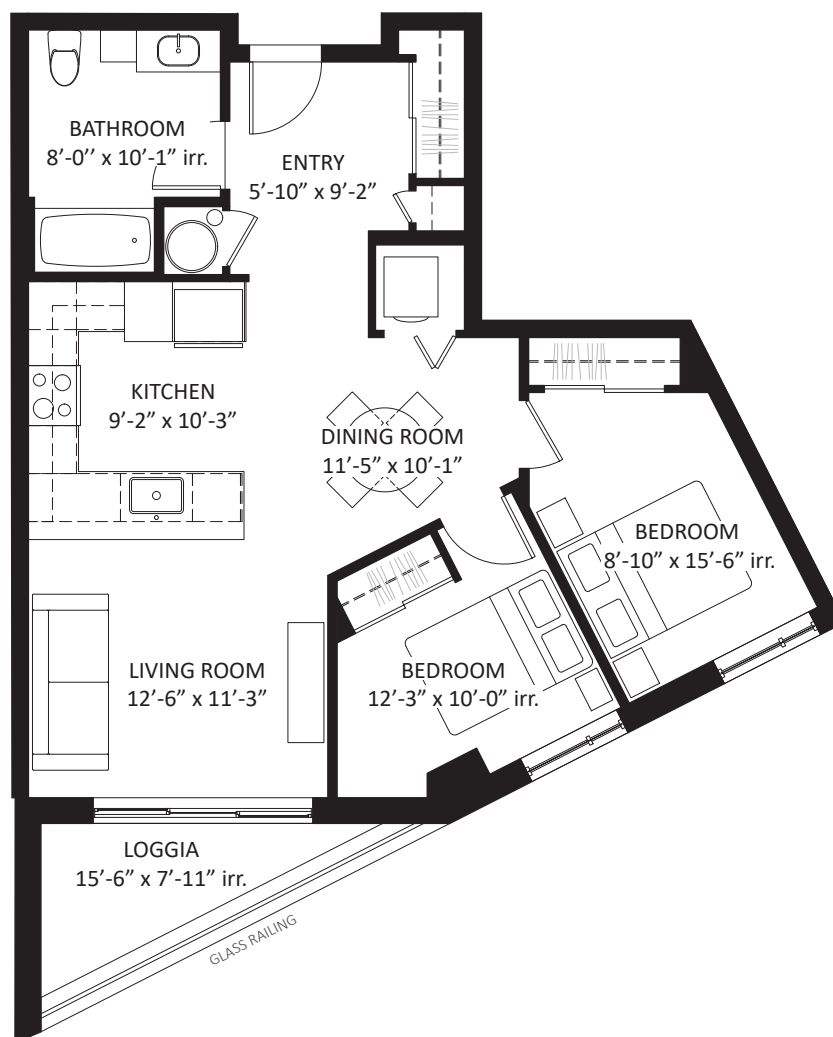
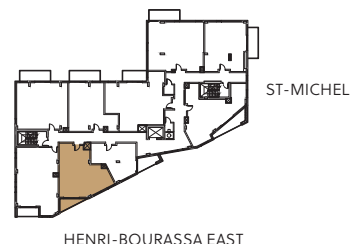
3250, HENRI-BOURASSA EAST, MONTRÉAL-NORTH

+ UNIT TYPE **B9**

2 BEDROOMS

MONTHLY RENT FROM
1 725\$

+/- 821 sqft + loggia 62 sqft
FLOOR: 2
UNIT: 208



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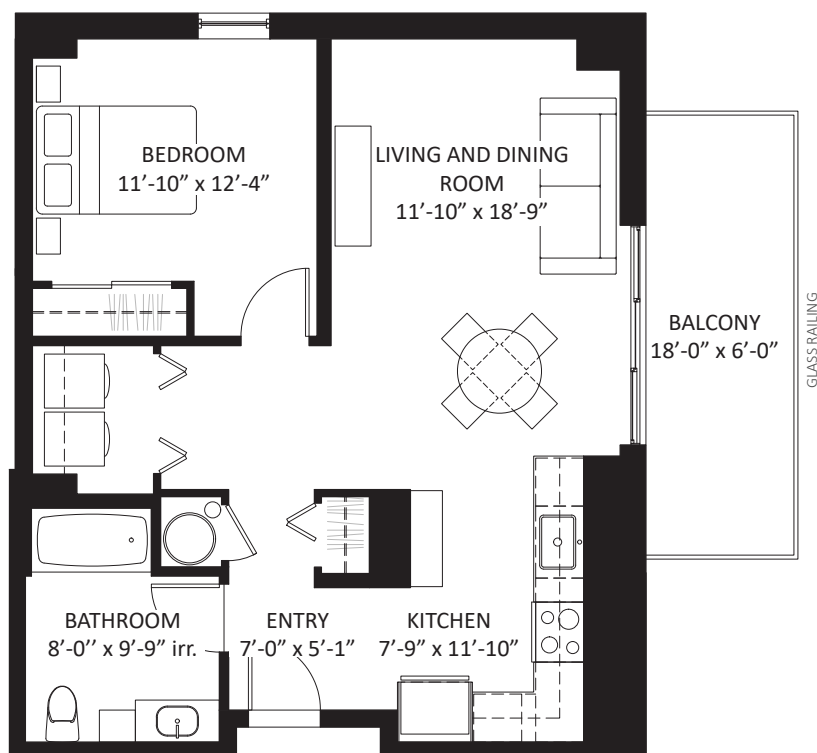
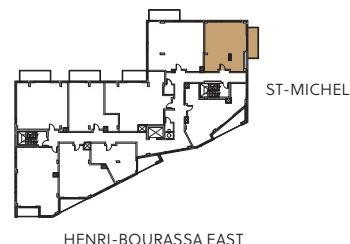
3250, HENRI-BOURASSA EAST, MONTRÉAL-NORTH

+ UNIT TYPE C1

1 BEDROOMS

MONTHLY RENT FROM
1 642\$

+/-779 sqft + balcony 108 sqft
FLOORS: 2, 3, 4, 5
UNITS: 202 / 302 / 402 / 502



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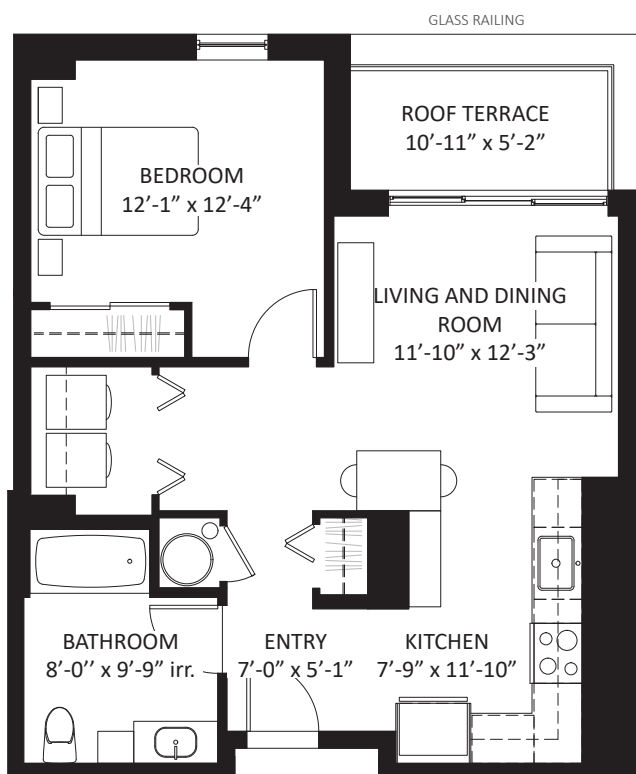
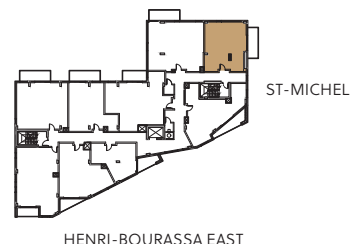
contemporary apartments

3250, HENRI-BOURASSA EAST, MONTRÉAL-NORTH

+ UNIT TYPE **C2**
1 BEDROOMS

MONTHLY RENT FROM
1 499\$

+/-697 sqft + roof terrace 57 sqft
FLOOR: 6
UNIT: 602



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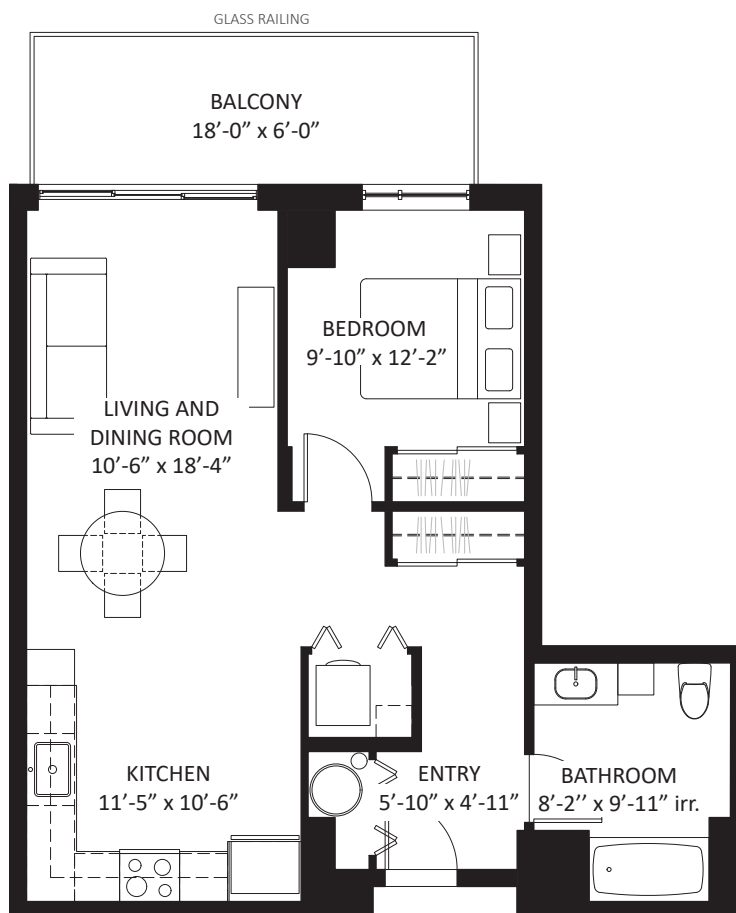
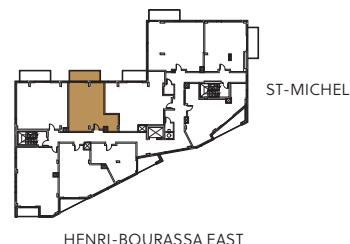
3250, HENRI-BOURASSA EAST, MONTRÉAL-NORTH

+ UNIT TYPE **C3**
1 BEDROOMS

MONTHLY RENT FROM
1 498\$

+/-711 sqft + balcony 108 sqft
FLOORS: 1, 2, 3, 4, 5, 6

UNITS: 105 / 205 / 305 / 405 / 505 / 605



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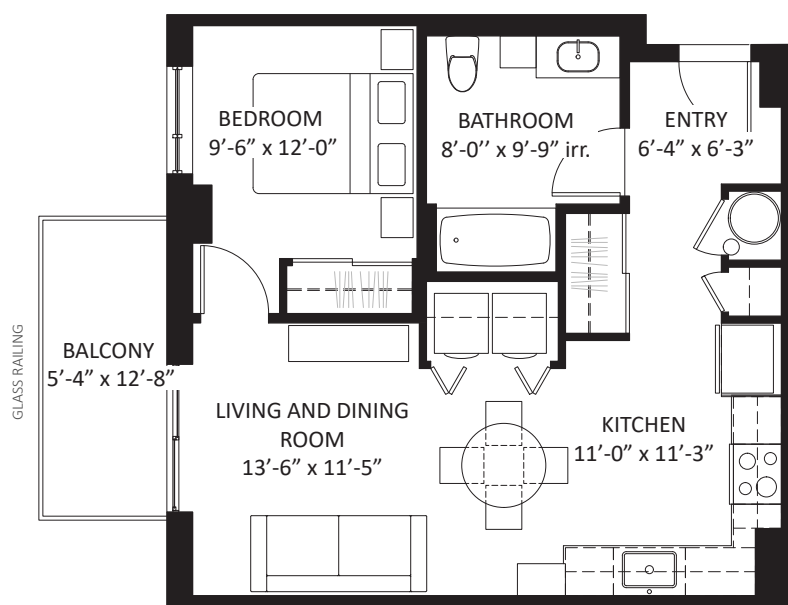
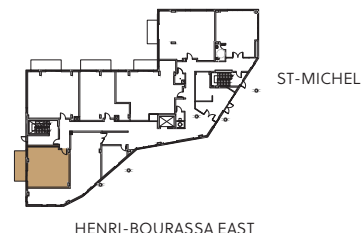
3250, HENRI-BOURASSA EAST, MONTRÉAL-NORTH

+ UNIT TYPE C4

1 BEDROOMS

MONTHLY RENT FROM
1 219\$

+/-608 sqft + terrace 122 sqft
FLOOR: 1
UNIT: 110



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3250, HENRI-BOURASSA EAST, MONTRÉAL-NORTH

+ UNIT TYPE **D1**

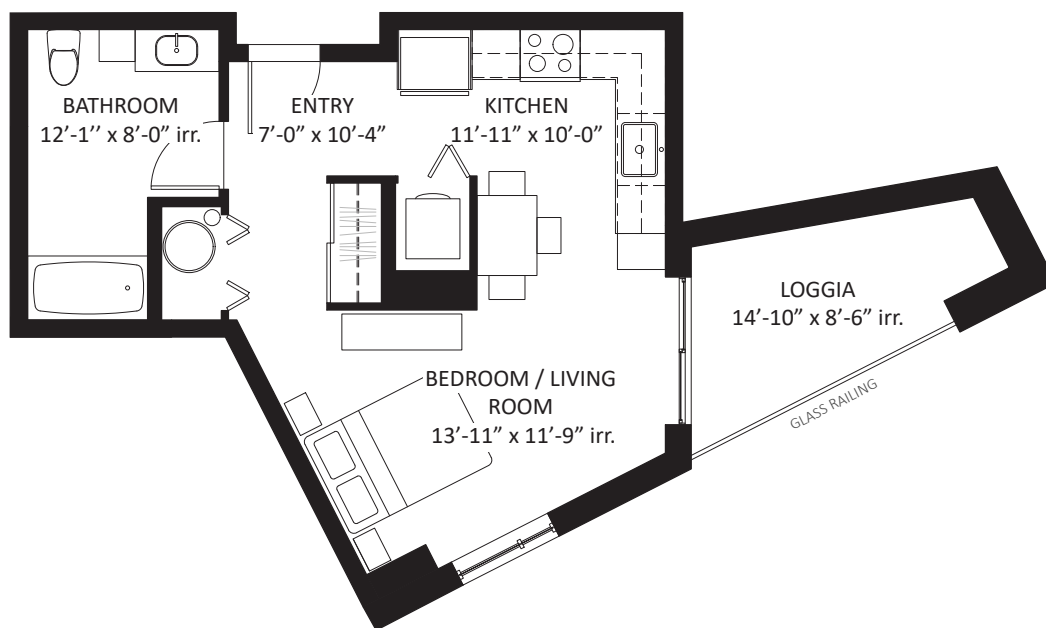
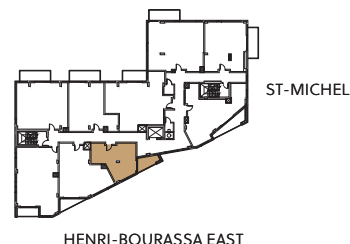
STUDIO

MONTHLY RENT FROM
1 089\$

+/-485 sqft + loggia 79 sqft

FLOORS: 2,3,4,5,6

UNITS: 209 / 309 / 409 / 509 / 609



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THE DEVELOPER RESERVES THE RIGHT TO MAKE ANY MODIFICATIONS THEY DEEM NECESSARY. DIMENSIONS AND AREAS MAY VARY FROM THOSE SHOWN. LINEAR DIMENSIONS SHOWN ARE CALCULATED FROM INTERIOR WALL TO INTERIOR WALL. AREAS SHOWN ARE CALCULATED FROM THE OUTSIDE FACE OF EXTERIOR WALLS, TO THE CENTER OF PARTY WALLS AND TO THE INTERIOR FACE OF CORRIDOR WALLS. RENT IS NOT CALCULATED ON THE BASIS OF SQUARE FOOTAGE.






Le ST-MICHEL

contemporary apartments

3250, HENRI-BOURASSA EAST, MONTRÉAL-NORTH

+ GROUND FLOOR

-  STORAGE LOCKERS
-  MAIL / PARCEL ROOM
-  MULTIPURPOSE ROOM





Le ST-MICHEL

contemporary apartments

3250, HENRI-BOURASSA EAST, MONTRÉAL-NORTH

+ PARKING



PARKING WITH ELECTRIC CHARGING STATIONS



PARKING RESERVED FOR THE COMMUNAL AUTO SERVICE -
COMMUNAUTO



PARKING FOR REDUCED MOBILITY



STORAGE LOCKERS



BICYCLE PARKING

