

FOR RENT

LA PRAIRIE
1032 Taschereau Blvd

COMMERCIAL
8,000 ft²



Suzy PARENT

Certified Real Estate Broker AEO
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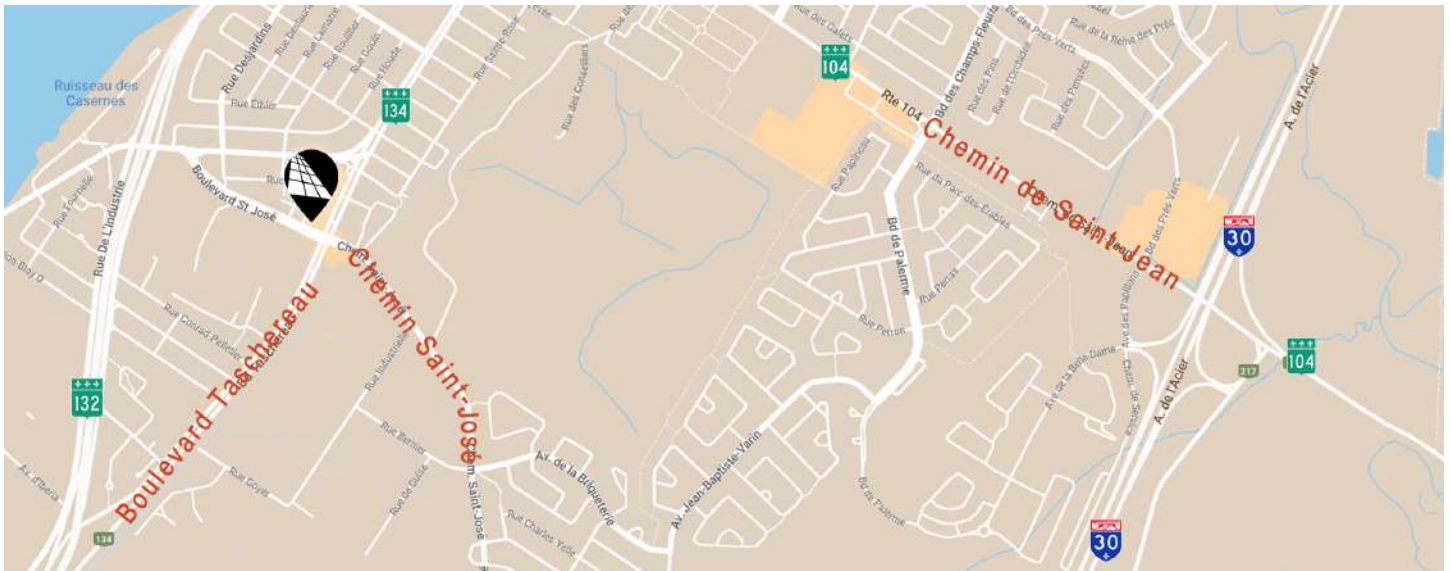
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HIGHLIGHTS

- Located on the busy Taschereau Boulevard
- Easy access to Highways 132 (1 km), 104 (2.2 km) and 30 (5 km)
- Located on a street corner with traffic lights
- Close to IGA, Dollarama, Lunetterie Doyle, La Source, Familiprix, Subway, Petro Canada, La Magdeleine High School, Saint-François-Xavier School
- High traffic created by the mix of neighbouring tenants
- End cap
- Daily traffic flow : 10,700 cars¹
- Current tenant is moving to a larger space in the same market

1 ©Atlas des transports - source 2020



LOCATION



Public Transit
#21, 23, 28, 340



Main Roads
134, 132, 104, 30, 10



Road Bridge
Samuel-de-Champlain Bridge (8 km)

DEMOGRAPHY (5 km Radius)



85,449 Residents



30,494 Daytime Employees



32,575 Households



\$121,640 Average Household Income



\$77,970 Average Household Income in Quebec

©Sitewise - Estimated 2021 Statistics

©Institut de la statistique du Québec | 2018



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GENERAL INFORMATION

Net Rent	\$24.00 / ft ²
Additional Rent	\$12.00 / ft ²
Electricity / Energy	Meter
Signage	On pylon (\$)
Parking (shared)	Ample
Lease term (minimum)	5 years
Availability	July 2023

AVAILABLE AREA*

Commercial space	± 8,000 ft ²
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* This area is approximate and subdivisible

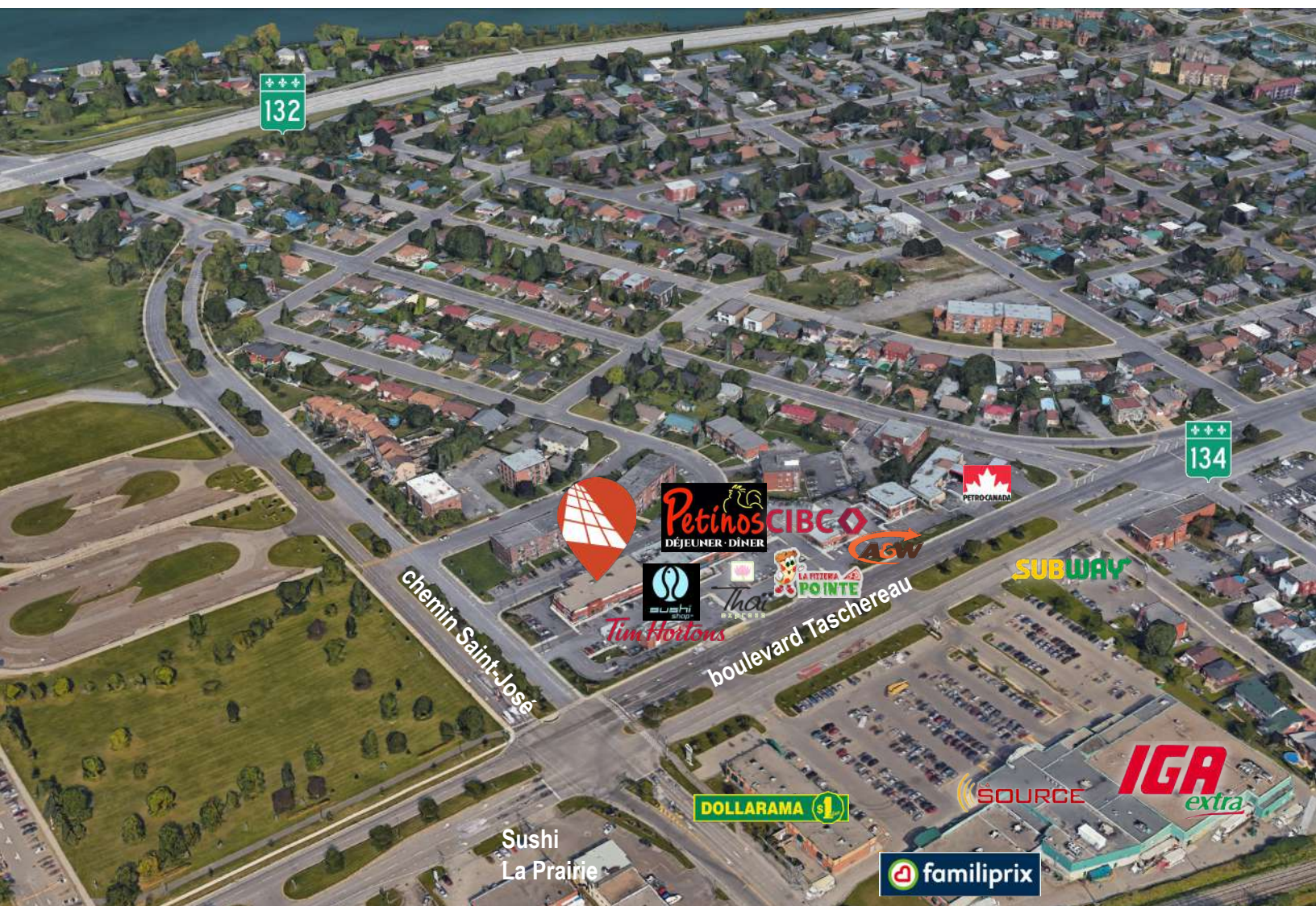
Neighboring tenants:

Tim Hortons



CIBC





FEATURES



Zoning
C-625



Lot #
5 069 814



W/C
Private (2)



Clear Height
15'-16'



A/C
Yes

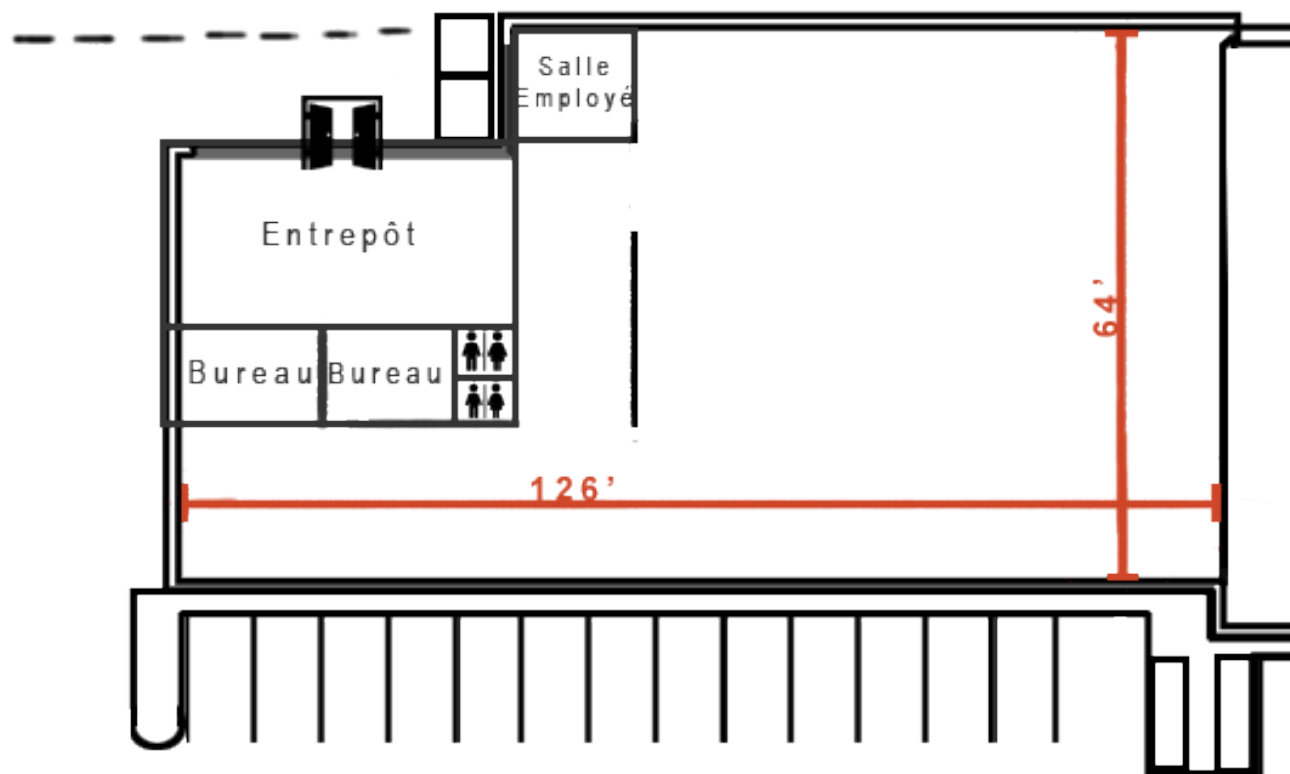
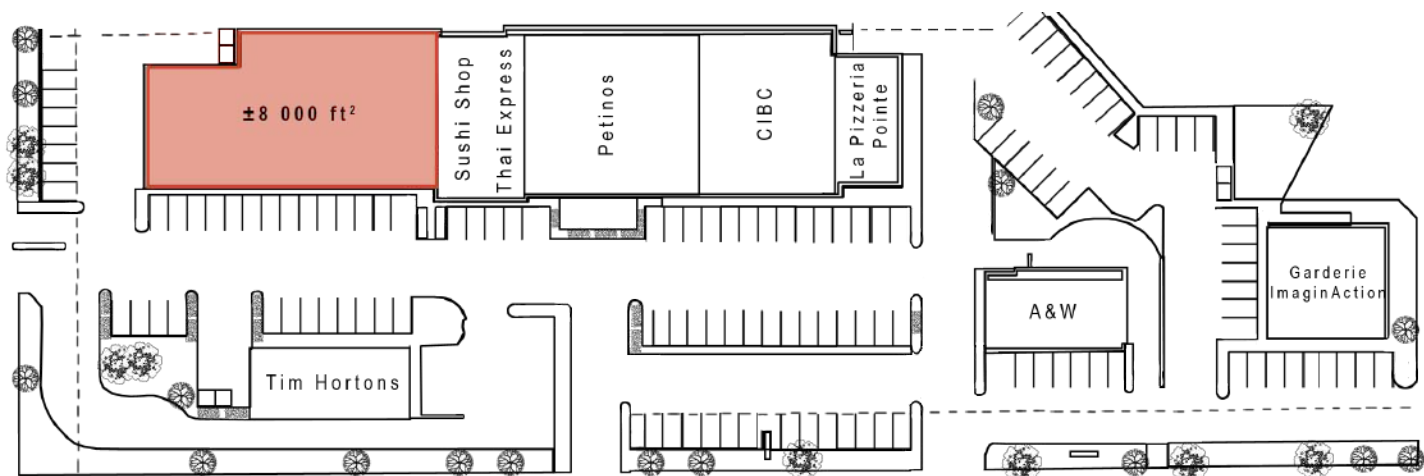


Shipping
Double service doors



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PLAN



A REAL ESTATE EXPERTISE THAT KEEPS ON GROWING

INTERCOM is there to assist in the decision-making process by determining and evaluating the possible alternatives with the assistance of our professional and knowledgeable real estate brokers supported by a strong administrative team; that is why we exist.



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