

FOR RENT

BOUCHERVILLE

1560 Eiffel Street

COMMERCIAL / OFFICE

1,198 ft²



Michel LABBÉ

Immobilier Michel Labbé inc.
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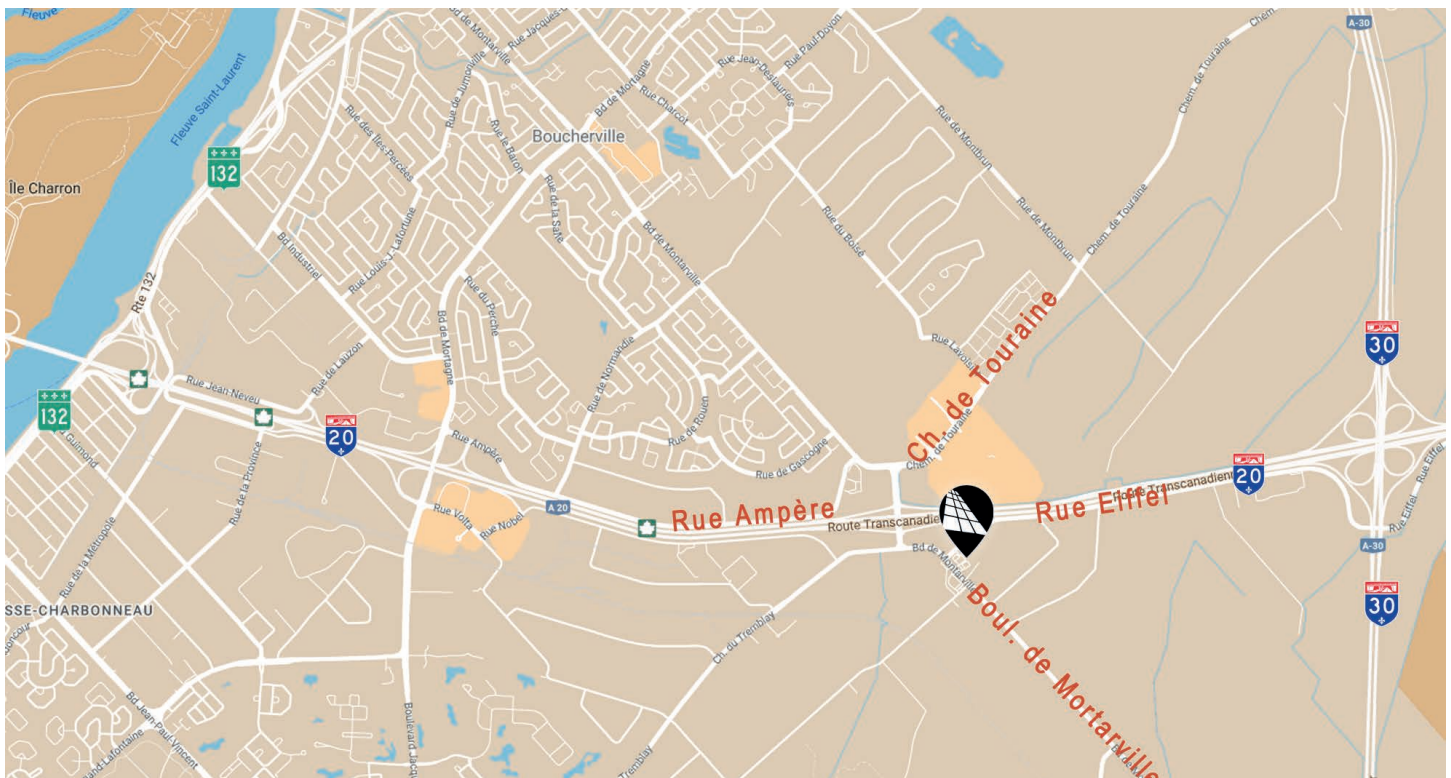
450 655-1334






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HIGHLIGHTS





- Easily accessible to Highways 20 (550 m), 30 (3 km) and 132 (6 km)
- Modern architecture with beautiful fenestration (storefront window)
- Strategic location, at the entrance of the Boucherville's industrial park
- Proximity to the industrial sector
- Located in a busy area due to the various neighboring businesses: trucking and automotive, employees and the industrial sector
- Ideal building for service businesses or professionals
- Exterior signage available



LOCATION

-  Public Transit
#25, 123,
Incentive Parking lots de Touraine (±2 km)
-  Main Roads
20, 30, 132
-  Road Bridges
Louis-H-La Fontaine Tunnel (±6 km)
and Jacques-Cartier Bridge (±14 km)

DEMOGRAPHY (5 km Radius)

-  54,458 Residents
-  38,895 Daytime Active Population
-  21,079 Households
-  \$155,950 Average Household Income

©Sitewise - Estimated 2021 Statistics



GENERAL INFORMATION

Net Rent	\$17.00 / ft ²
Additional Rent	\$6.00 / ft ²
Electricity / Energy	Excluded

Parking (shared)	Ample
Lease Term (minimum)	2 years
Availability	Immediate

AVAILABLE AREA*

Total leasable area (suite 120)	1,198 ft²
Suite Level	Ground Floor

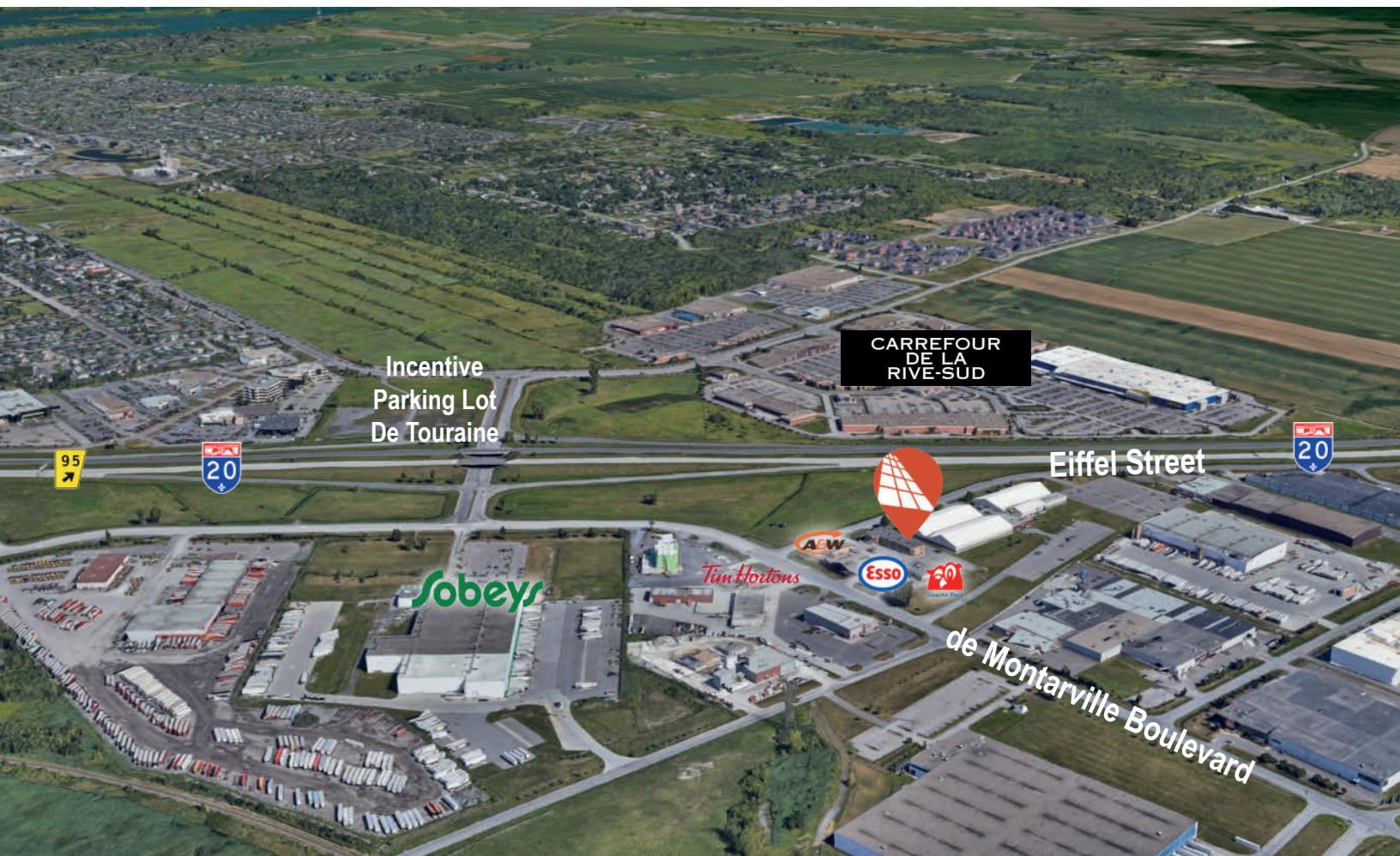
** This area is approximate*

Neighbouring tenants:



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FEATURES



Construction
2007



Lot #
3 851 360



Zoning
Commercial and office
C-1221



Exterior Cladding
Brick



A/C
Yes



Heating
Heat-pump



Electrical Entry
To be confirmed



W/C
Private

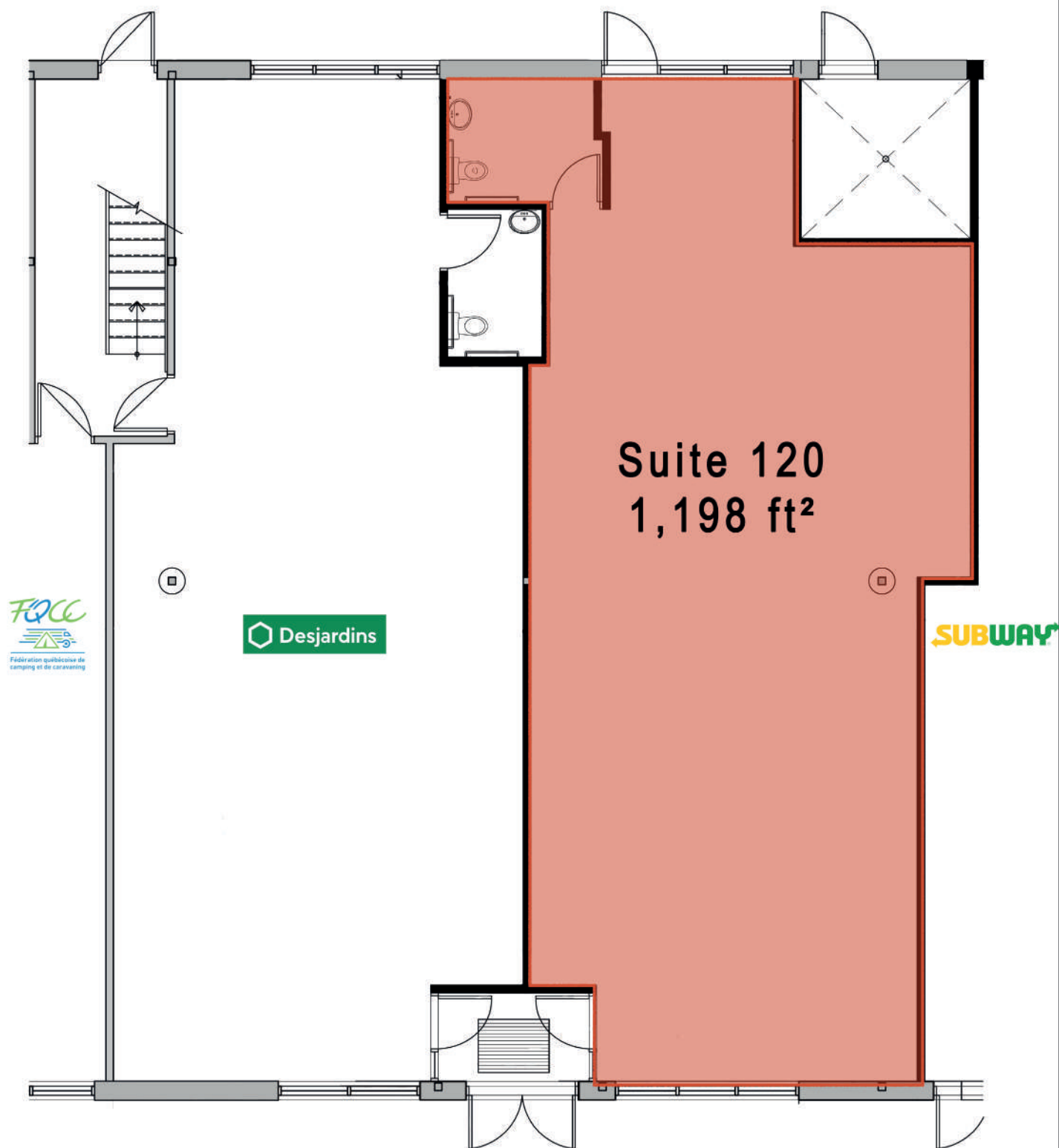


Security
Alarm System



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PLAN



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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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