

FOR RENT

BOUCHERVILLE

550, de Mortagne Boulevard

OFFICE OR COMMERCIAL

1,041 ft²



Michel LABBÉ

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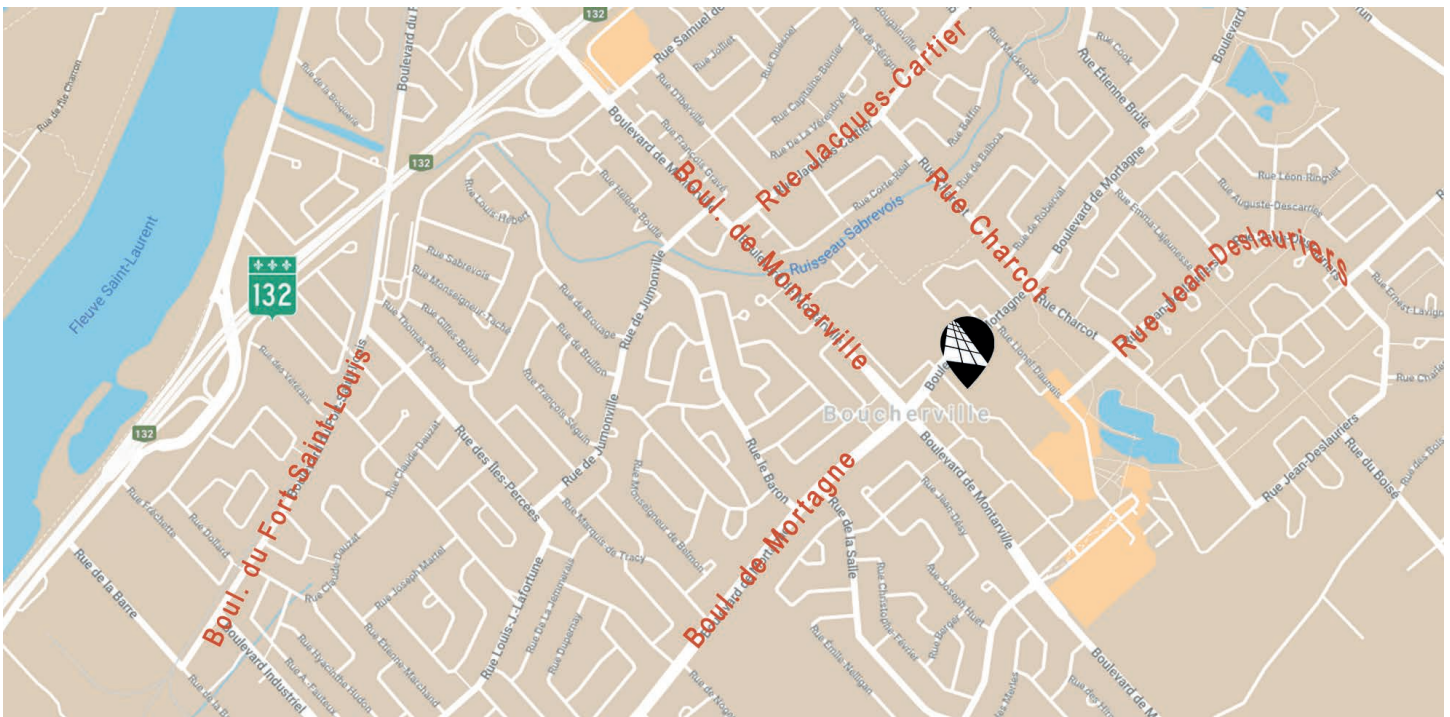


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HIGHLIGHTS

- Office space ideal for professionals and/or retail use
- Abundant fenestration and luminous space
- Universal accessibility with one (1) elevator
- Near a residential area
- Near a multitude of services
- Neighbouring De Mortagne High School (2,800 students), the *Centre des glaces Gilles-Chabot* arena and *Groupe Maurice - Caleo* residence (350 units)
- Located in the heart of the commercial hub of Boucherville
- The suite has an exterior and interior access



LOCATION



Public Transit
#61, 80, 83, 84, 161, 180



Main Roads
H20, H30, R132



Road Bridges
Tunnel Louis-H.-La Fontaine (5 km) and
Jacques-Cartier Bridge (13 km)

DEMOGRAPHY (5 KM Radius)



53,621 Residents



47,442 Daytime population



22,095 Households



\$139,855 Average Household Income

©Sitewise - Estimated 2021 Statistics



GENERAL INFORMATION

| | |
|----------------------|---------------------------|
| Net rent | \$18.00 / ft ² |
| Additional rent | \$16.50 / ft ² |
| Electricity / Energy | Included |
| Parking (shared) | Ample |
| Lease term | 5 years |
| Availability | To be discussed |

AVAILABLE AREA*

| | |
|-------------|-----------------------|
| Suite Level | Ground Floor |
| Suite # 190 | 1,041 ft ² |

* The area is approximate

Neighbouring tenant's: Dental Clinic, Denturist, Podiatric Clinic, Physiotherapist, Acupuncture, Nurse Clinic, Esthetic Medical Clinic, Chiropractor, Hairdresser, Biron Santé, Lawyer, Sushis restaurant and Délice Nutrition.



FEATURES



Construction
1987



Zoning
C-555



Lot #
2 509 170



A/C
Yes



Number of floors
3



Exterior cladding
Brick

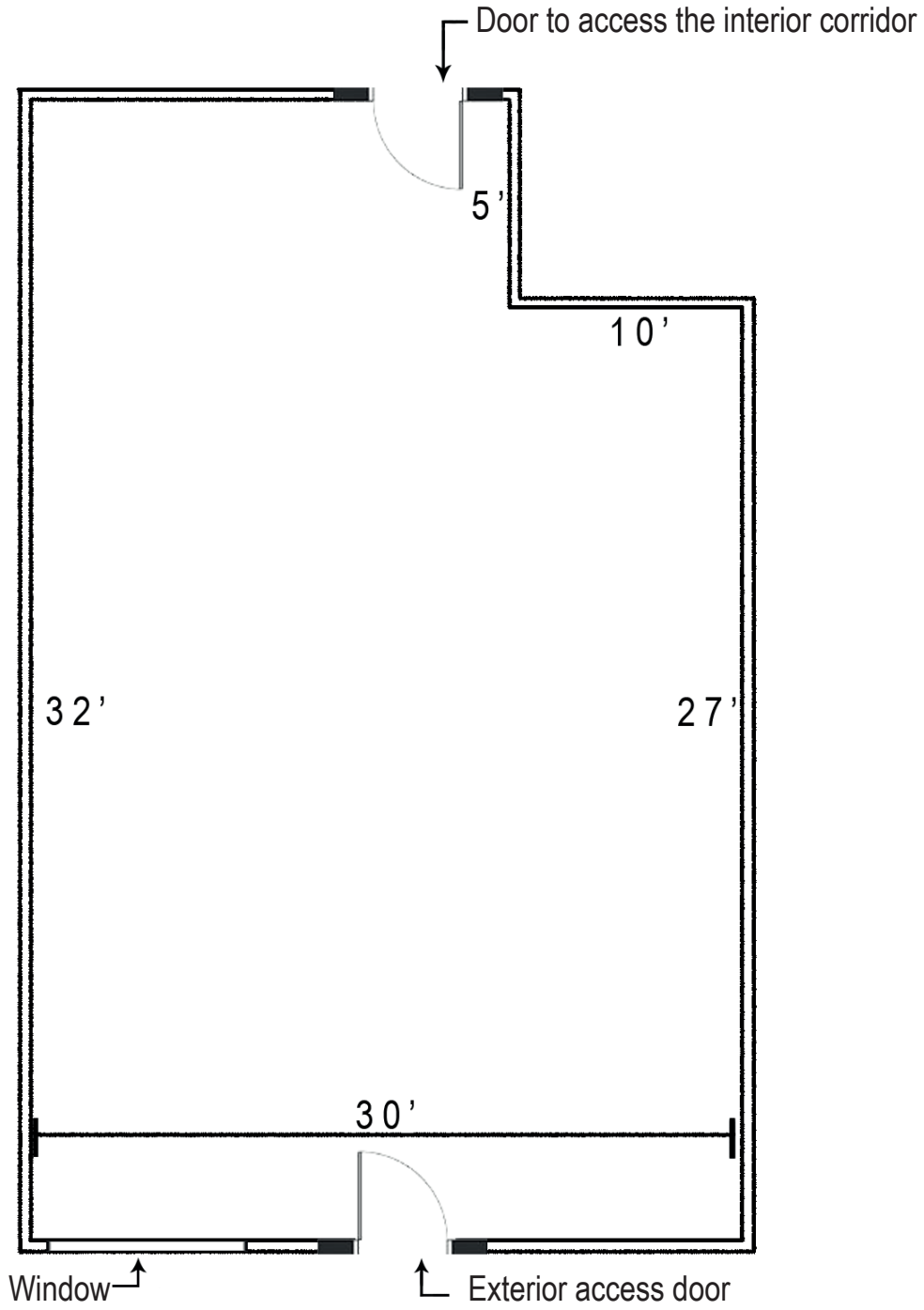


Elevator
1



W/C
Public (shared)

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.



**Michel
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