

FOR RENT

LONGUEUIL

1750, Marie-Victorin Boulevard

COMMERCIAL AND OFFICE

538 ft²

3,722 ft²



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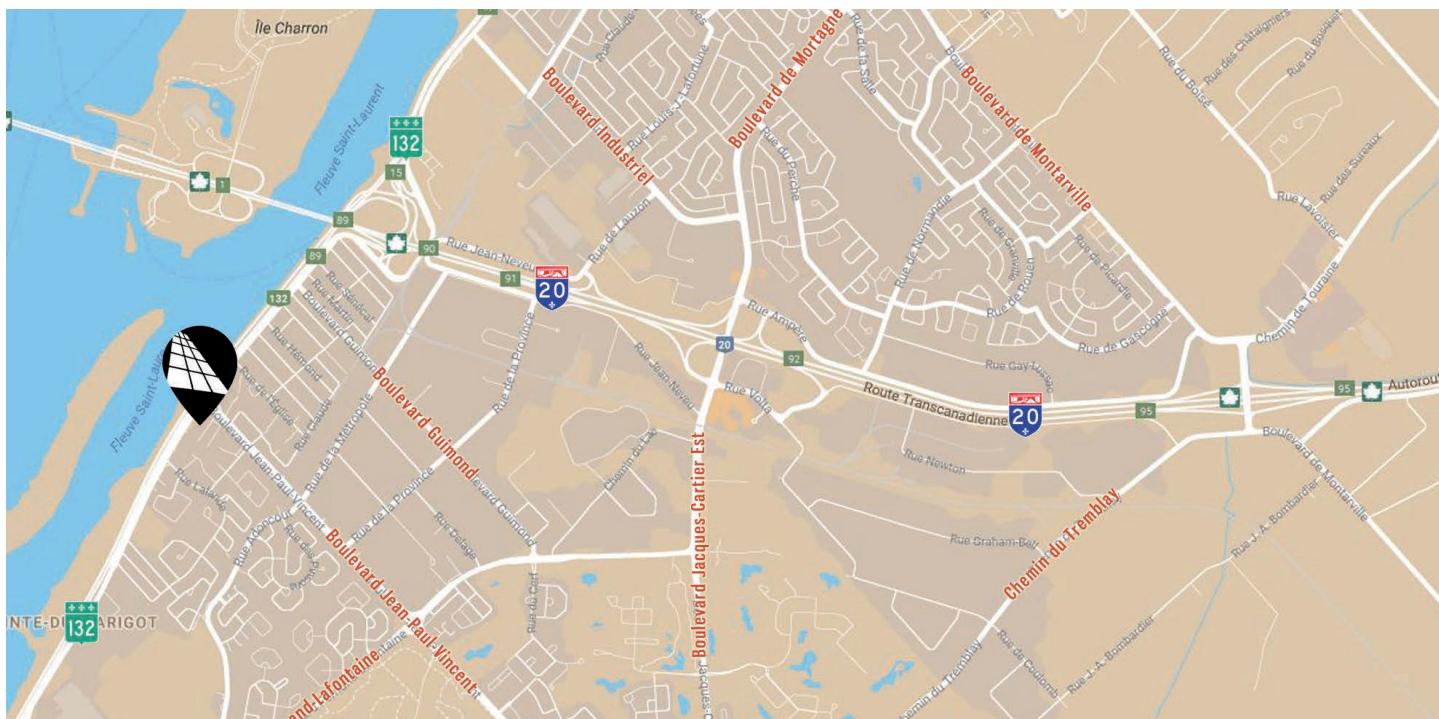


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HIGHLIGHTS

- Clear view from Road 132
- Easy access to Highway 20 (± 2 km) and Road 132 (± 3 km)
- Near a multitude of services: Banks, pharmacy, grocery stores, restaurants, etc.
- Located at the intersection of the Jean-Paul-Vincent and Marie-Victorin Boulevards
- Near a residential area
- The annual average daily traffic is 96,000 passages in front of the building¹
- Renovated common area
- Signage on marquise or pylon possible (according to availability)
- Large shared parking
- Wide open space
- Commercial / retail façade with large windows
- Truck level door
- Fully built-in space according to tenant's needs (upon agreement between parties)

1 Source: Atlas des transports (<http://transports.atlas.gouv.qc.ca/>)



LOCATION



Public Transit
#25, 29, 81, 123



Main Roads
A20, R132



Road Bridges
Tunnel Louis-H.-La Fontaine (5 km) and Jacques-Cartier Bridge (11 km)

DEMOGRAPHY (5 KM Radius, excluding Montreal)



98,770 Residents



44,558 Households



\$95,169 Average Household Income

©Sitewise - Estimated 2021 Statistics



MICHEL LABBÉ

SUZY PARENT

450-655-1334



GENERAL INFORMATION

Available areas*	3,722 ft ²	538 ft ²
Suite level	Ground Floor	Ground Floor
Rent	Base: \$17,50 / ft ²	
	Additional (estimate): \$8.50 / ft ²	\$1,500 / month
Electricity / Energy	Excluded	Excluded
Parking (shared)	Ample	Ample
Availability	Immediate	Immediate

* These areas are approximate

Main co-tenants: Couche-Tard, Aide Juridique, Le Médical Clinic, Familiprix, Accès Physio, Voyons Voir Eyewear, Desjardins, RTL, Dental clinic and Veterinary clinic.



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FEATURES



Construction
1989



Renovation
2015



Lot #
2 510 203



Zoning
C21-044



Sprinklers
Yes



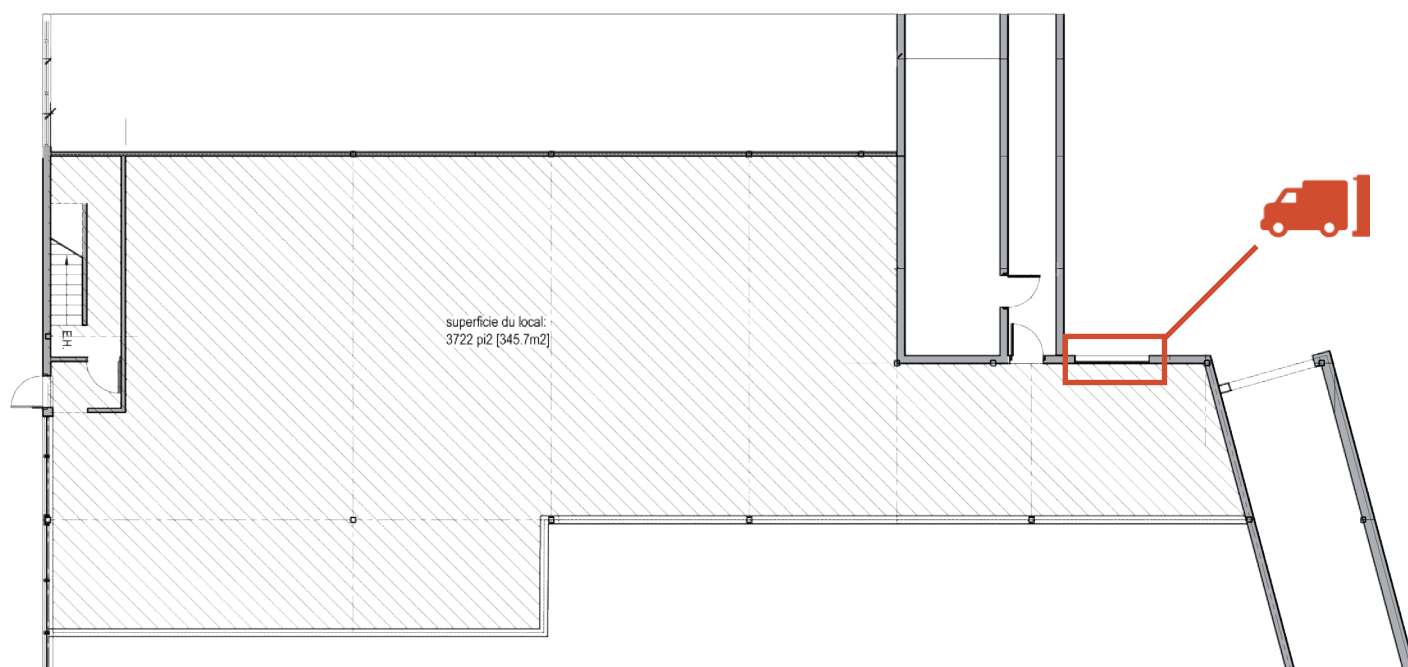
Clear height
Between 9'-13'



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PLAN SUITE 3,722 ft²



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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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