

FOR RENT

LONGUEUIL

1750 Marie-Victorin Boulevard

COMMERCIAL AND OFFICE

942 ft²

3,722 ft²



Michel LABBÉ

Immobilier Michel Labbé inc.
Certified Real Estate Broker AEO
m.labbe@intercomsi.com

Suzy PARENT

Certified Real Estate Broker AEO
s.parent@intercomsi.com

450 655-1334



INTERCOM
SERVICES IMMOBILIERS
Agence immobilière

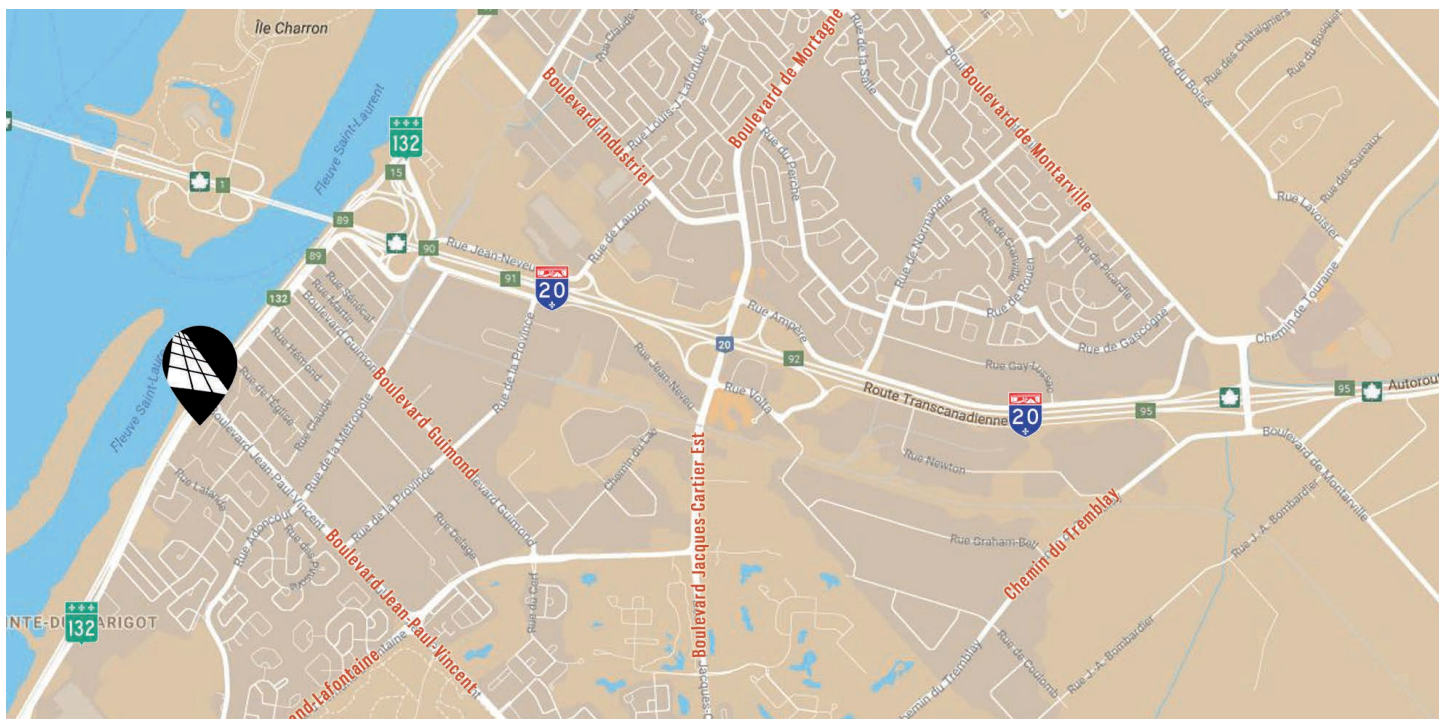


intercomsi.com

HIGHLIGHTS

- Clear view from Road 132
- Easy access to Highway 20 (± 2 km) and Road 132 (± 3 km)
- Near a multitude of services
- Located at the intersection of Jean-Paul-Vincent and Marie-Victorin Boulevards
- Near a residential area
- The annual average daily traffic is 76,000 passages in front of the building¹
- Renovated common area
- Signage on marquee or pylon possible (according to availability)
- Large shared parking

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



Suite 1734

- 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)

Suite 260

- Fully built-in office
- 2 closed offices
- 1 conference room
- 1 reception area

GENERAL INFORMATION

Available areas*	3,722 ft ²	942 ft ²
Suite level	Ground Floor	Upper Floor
Suite number	1734	260
Rent	Base: \$17,50 / ft ²	
	Additional (estimate): \$8.50 / ft ²	To come
Electricity / Energy	Excluded	Included
Parking (shared)	Ample	Ample
Availability	60 days	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.



MICHEL LABBÉ

m.labbe@intercomsi.com

SUZY PARENT

s.parent@intercomsi.com



FEATURES



Construction
1989



Renovation
2015



Lot #
2 510 203



Zoning
C21-044



Sprinklers
Yes



Clear height
Between 9'-13'

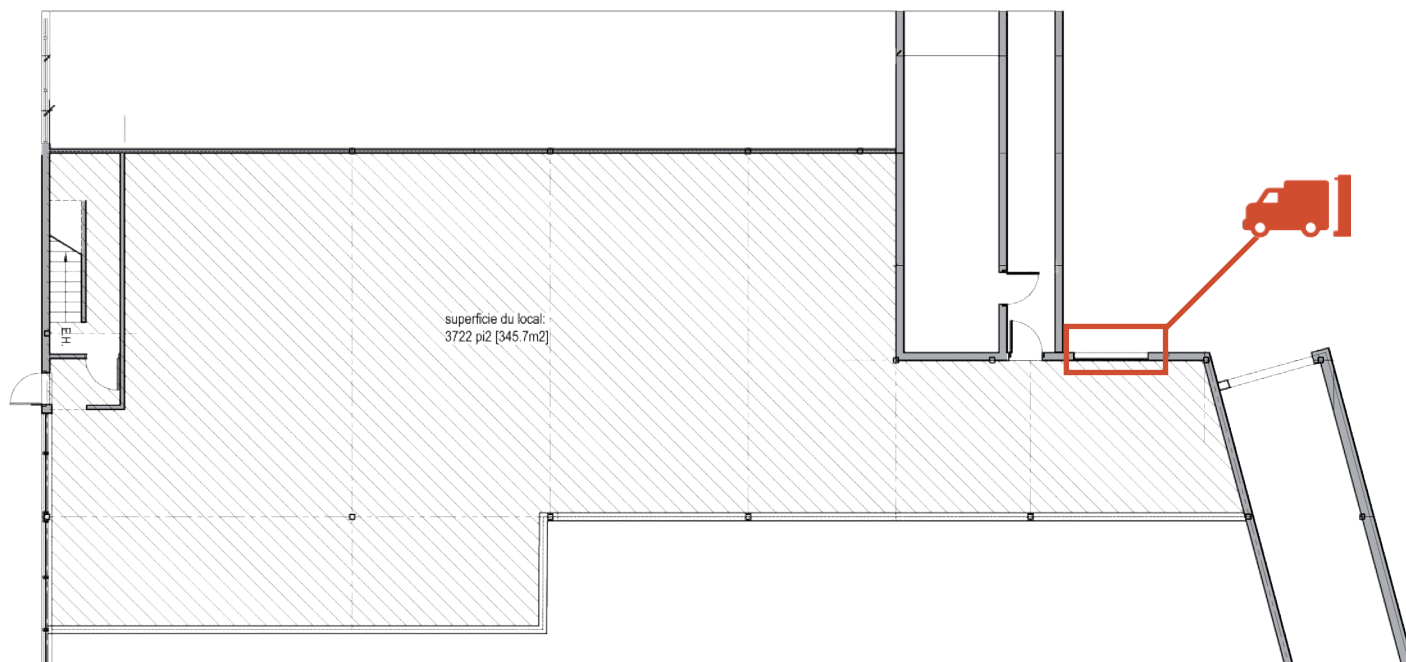


MICHEL LABBÉ
450-655-1334

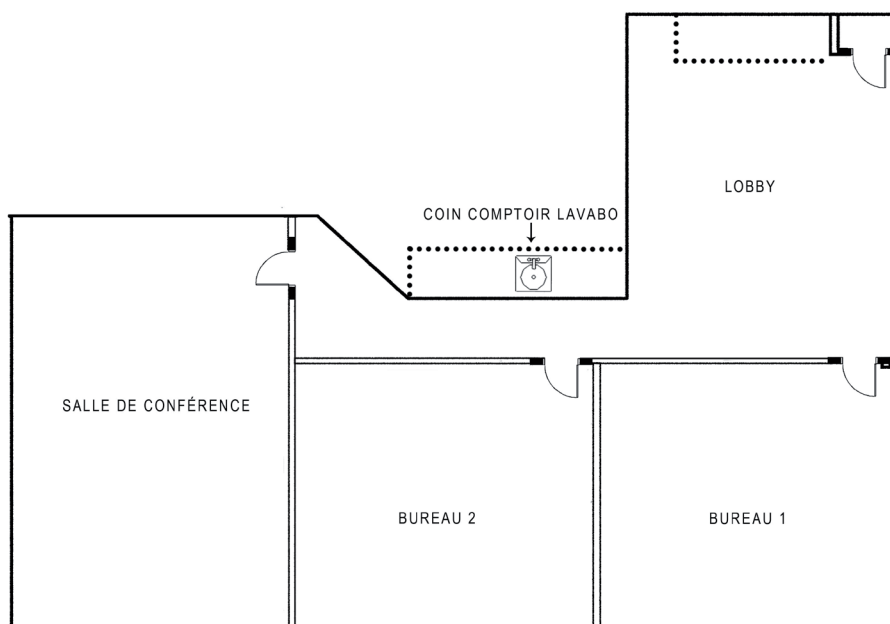
SUZY PARENT

SUITES PLANS

Suite 1734



Suite 260



MICHEL LABBÉ

m.labbe@intercomsi.com

SUZY PARENT

s.parent@intercomsi.com

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.



**Suzy
PARENT**



**Michel
LABBÉ**

Partner
Certified Real Estate Broker AEO
s.parent@intercomsi.com

Partner
Certified Real Estate Broker AEO
m.labbe@intercomsi.com

450 655-1334



INTERCOM
SERVICES IMMOBILIERS
Agence immobilière