

FOR RENT

BOUCHERVILLE

666 du Lac Road

COMMERCIAL

5,257 ft²



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HIGHLIGHTS




- Excellent visibility, building fronting Route 132
- Located in a high-income neighbourhood, close to a residential area
- Easily accessible by Route 132 (400 m) and Highway 20 (5.3 km)
- Commercial zoning is very permissive (C1, C2, C3, C4, C10, C13)
- Access to a multitude of services: Restaurants, pharmacies, grocery stores, gas stations and more
- Ideal for a local and regional business
- Very bright with abundant windows
- Exterior signage available



LOCATION

-  Public transit
RTL #61 et 81
EXO #284, 532, 700, 701, 707 et autres
-  Main Roads
132, 20
-  Road Bridges
Louis-H-La Fontaine Tunnel (±6 km),
Jacques-Cartier Bridge (±13 km) and
Victoria Bridge (±16 km)

DEMOGRAPHY (5 km Radius, excluding Montreal)

-  44,359 Residents
-  26,078 Daytime Active Population
-  18,065 Households
-  \$148,214 Average Household Income

©Sitewise - Estimated 2022 Statistics



GENERAL INFORMATION

Net Rent	\$ 19.95 / ft ²
Additional Rent	\$6.30 / ft ²
Electricity / Energy	Metered
Parking (shared)	47 spaces (Including 8 on the street)
Lease Term (minimum)	5 years
Availability	Immediate

AVAILABLE AREAS*

Total leasable area	5,257 ft²
Workshop space (ground floor)	2,667 ft ²
Office space (ground floor)	1,473 ft ²
Office space (mezzanine)	1,117 ft ²

* These areas are approximate

Neighbouring tenants:





FEATURES



Construction
1974



Renovation
1978, 2008, 2018



Zoning
C-166 (commercial)



Lot #
2 510 101



A/C
Yes (offices)



Drainage
Ground gutters



Heating
Bi-energy
(electricity and gas)



W/C
Private



Drive-in doors
4



Clear Height
17' (workshop)



Electrical Capacity
100 Amps



Sprinklers
Yes



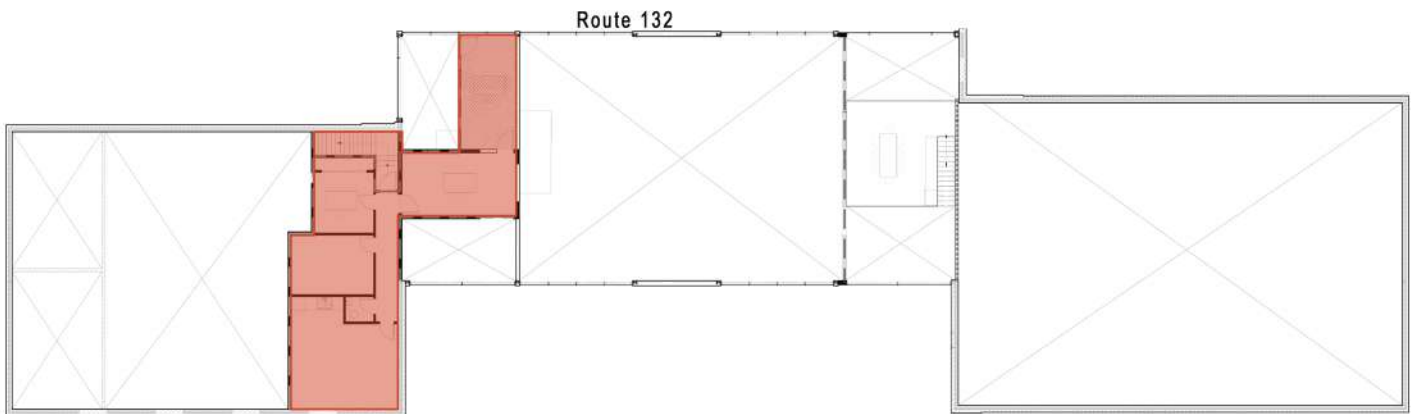
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PLAN

Ground Floor



Mezzanine



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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