

# FOR RENT

LONGUEUIL

1750, Marie-Victorin Boulevard

COMMERCIAL AND OFFICES  
1,302 and 3,722 ft<sup>2</sup>



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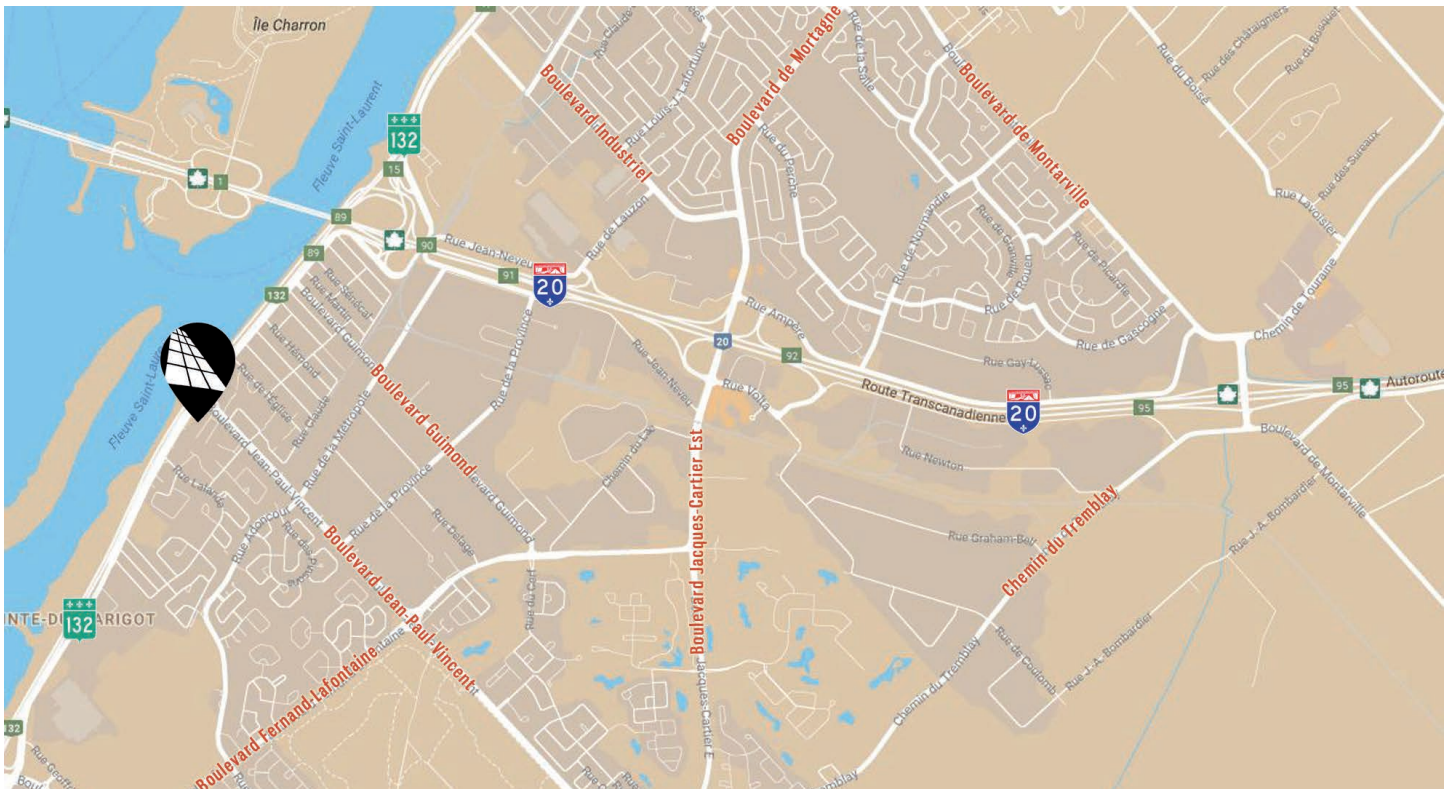


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# HIGHLIGHTS

- Clear view from Road 132
- Easy access to Highway 20 ( $\pm 2$  km) and Road 132 ( $\pm 3$  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 building<sup>1</sup>
- 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)

 93,817 Residents

 44,347 Households

 \$97,345 Average Household Income

©Sitewise - Estimated 2020 Statistics



## GENERAL INFORMATION

Base rent	\$17.50 / ft <sup>2</sup>
Additional rent (estimate)	\$8.50 / ft <sup>2</sup>
Electricity / Energy	Excluded
Parking (shared)	Ample

## AVAILABLE AREAS\*

Usable areas	1,302 ft <sup>2</sup>
Suite level	3,722 ft <sup>2</sup>
	Ground Floor

\* 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.

## FEATURES


 Construction  
1989

 Renovation  
2015

 Lot #  
2 510 203

 Zoning  
C 21-044

 Sprinklers  
Yes

 Clear height  
Between 9' - 13'

Space of 1,302 ft<sup>2</sup>



## DESCRIPTION

Usable area   Ground Floor	1,302 ft <sup>2</sup>
Base rent	\$17.50 / ft <sup>2</sup>
Additional rent (estimate)	\$8.50 / ft <sup>2</sup>
Electricity / Energy	Excluded
Availability	Immediate

- Abundant windows, luminous area
- Former restaurant, equipment available (on demand)
- Possibility to convert the space for other store or offices
- Fully built-in space according to tenant's needs (upon agreement between parties)



MICHEL LABBÉ

SUZY PARENT

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Space of 3 722 ft<sup>2</sup>



## DESCRIPTION

Usable area | Ground Floor 3,722 ft<sup>2</sup>

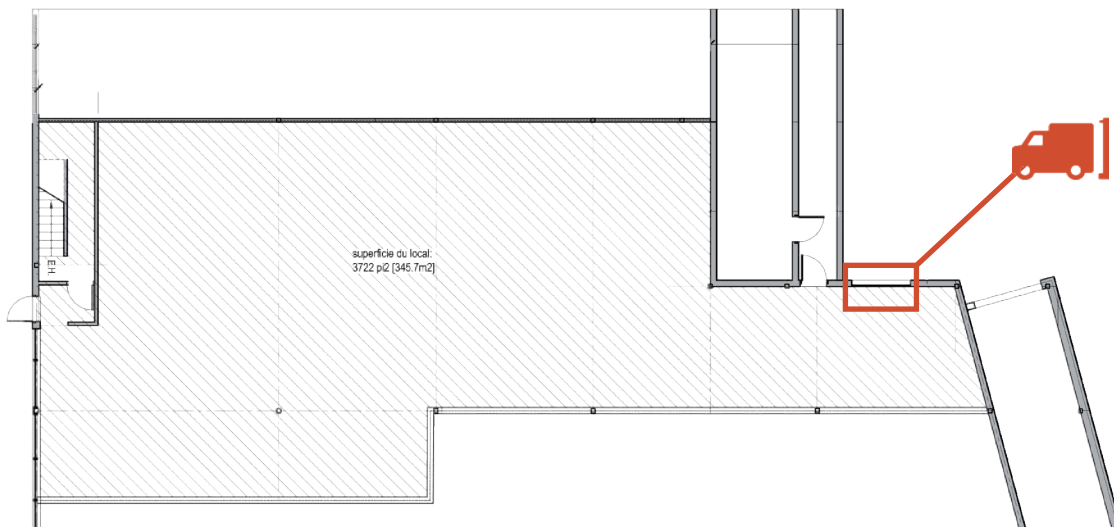
Base rent \$17.50 / ft<sup>2</sup>

Additional rent (estimate) \$8.50 / ft<sup>2</sup>

Electricity / Energy Excluded

Availability April 2021

- 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)



**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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