

# FOR RENT

LONGUEUIL

1750, Marie-Victorin Boulevard

COMMERCIAL AND OFFICES

3,722 ft<sup>2</sup>



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

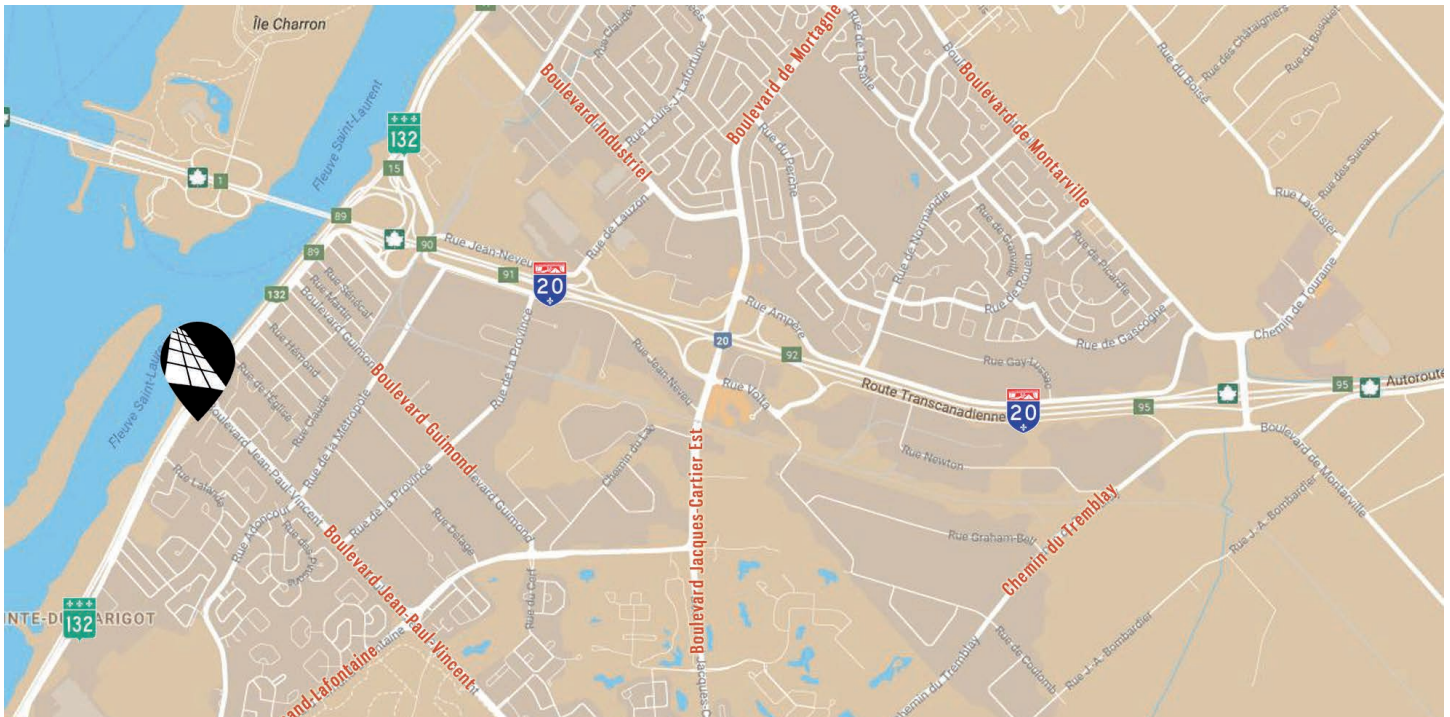


intercomsi.com

# HIGHLIGHTS

- Clear view from Road 132
- Easy access to Highway 20 ( $\pm 2$  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 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)



93,017 Residents



44,045 Households



\$97,552 Average Household Income

©Sitewise - Estimated 2020 Statistics



MICHEL LABBÉ

SUZY PARENT

450-655-1334



## 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
Availability	April 2021

## AVAILABLE AREA\*

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

\* This area is 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



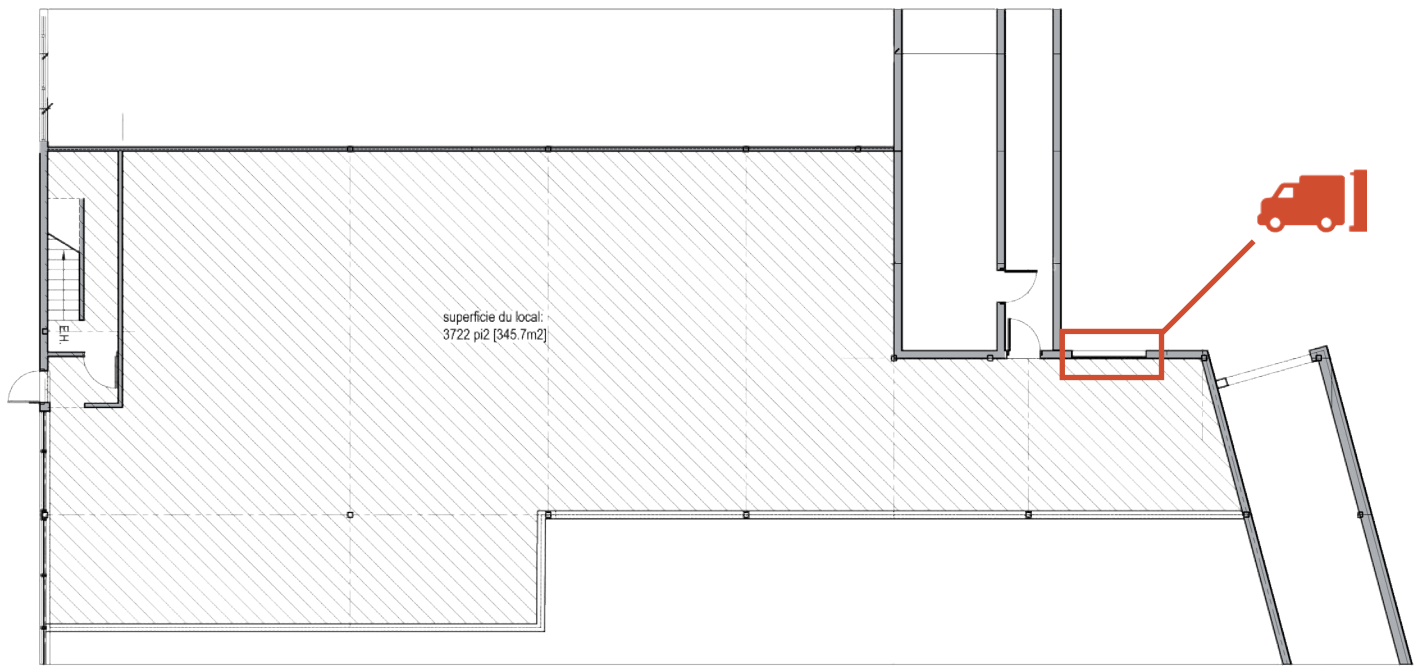
Clear height  
Between 9' - 13'



MICHEL LABBÉ  
450-655-1334

SUZY PARENT

# 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.*



**Suzy  
PARENT**



**Michel  
LABBÉ**

Partner  
Certified Real Estate Broker AEO  
[s.parent@intercomsi.com](mailto:s.parent@intercomsi.com)

Partner  
Certified Real Estate Broker AEO  
[m.labbe@intercomsi.com](mailto:m.labbe@intercomsi.com)

**450 655-1334**



**INTERCOM**  
SERVICES IMMOBILIERS  
Agence immobilière