

FOR RENT

BOUCHERVILLE

666, du Lac Road

COMMERCIAL

2,320 and 5,257 ft² or 7,577 ft²



Michel LABBÉ

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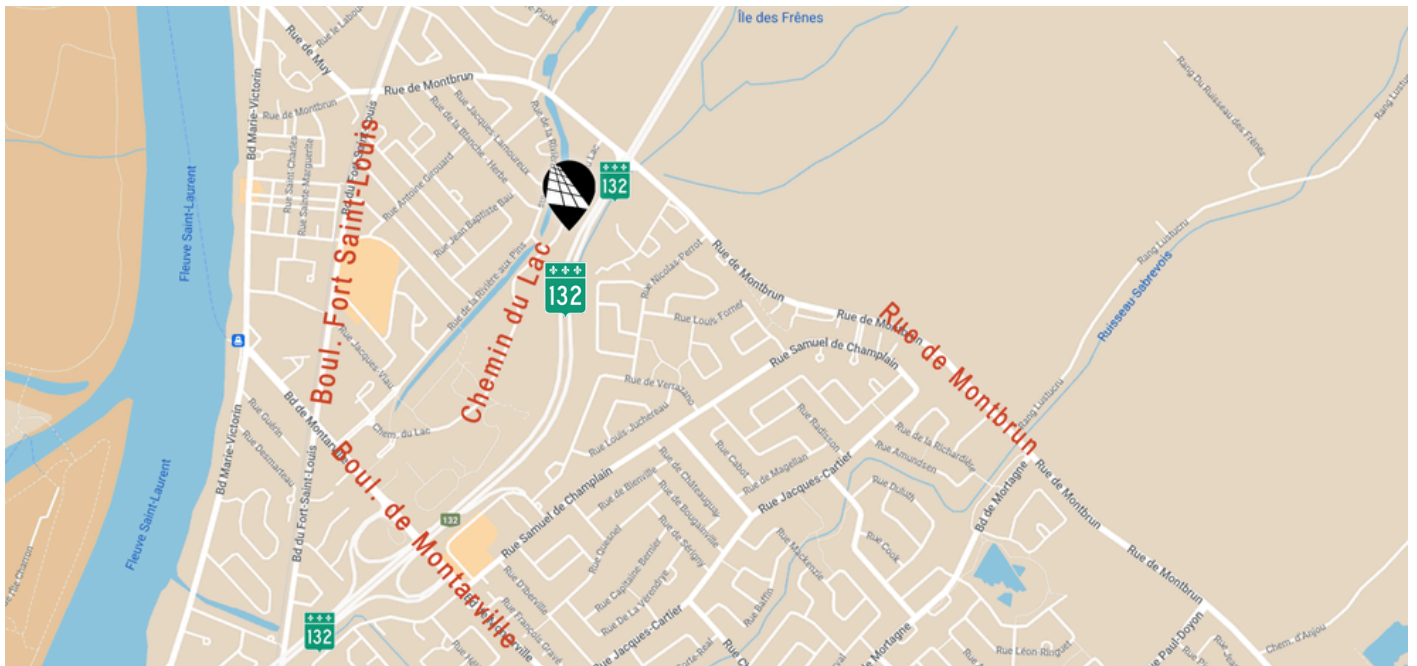


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POINTS OF INTEREST

- Excellent visibility, space fronting Route 132
- Located in a high-income neighborhood, close to residential area
- Easily accessible to 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 local and regional commerce
- Very bright with abundant windows
- Exterior signage available



LOCATION



Main Roads



Public Transit

RTL #61 et 81

EXO #284, 532, 700, 701, 707



Road Bridges

Louis-H.-La Fontaine Tunnel (±6 km)

Jacques-Cartier Bridge (±13 km)

Victoria Bridge (±16 km)

DÉMOGRAPHY

(5 km Radius, excluding Montreal)



44,210 Residents



49,012 Daytime Active Population



19,886 Households



168,464 \$ Average Household Income

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Local #1



Local #1



Local #1



Local #2

GENERAL INFORMATION

Base rent	\$19,95
Additional Rent	\$6,90 / ft ²
Electricity / Energy	Metered
Parking (shared)	47 spaces <i>(including 8 spaces on the street)</i>
Lease term (minimum)	5 years
Availability	Immediate

AVAILABLE AREA

Local #1	5 257 ft²
Workshop space (first floor)	2 667 ft ²
Office space (first floor)	1 473 ft ²
Office space (mezzanine)	1 117 ft ²
Local #2	2 320 ft²
Locaux #1 and #2 combined	7 577 pc²

* The surface areas are approximately

NEIGHBORING TENANTS:





Construction
1974



Rénovation
1978, 2008, 2018



Zonage
C-166
(Commercial)



Lot #
2 510 101



Sprinklers
Yes



Heating
Bi-energy
(electricity and gas)



Floor door
4



Clear Height
17'



W/C
Private



Electrical input
100 amp



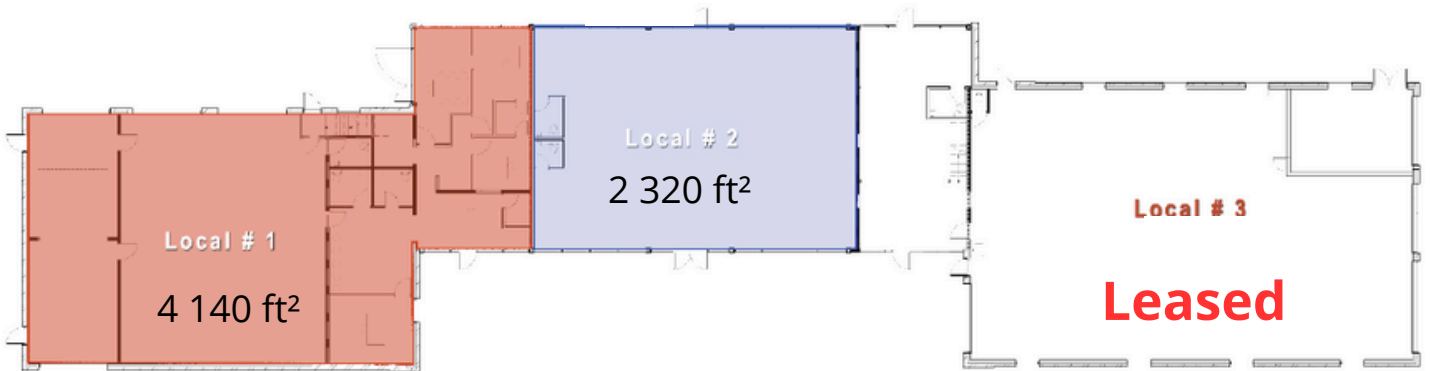
Air conditioning
Yes



Drainage
Floor drains

First floor plan

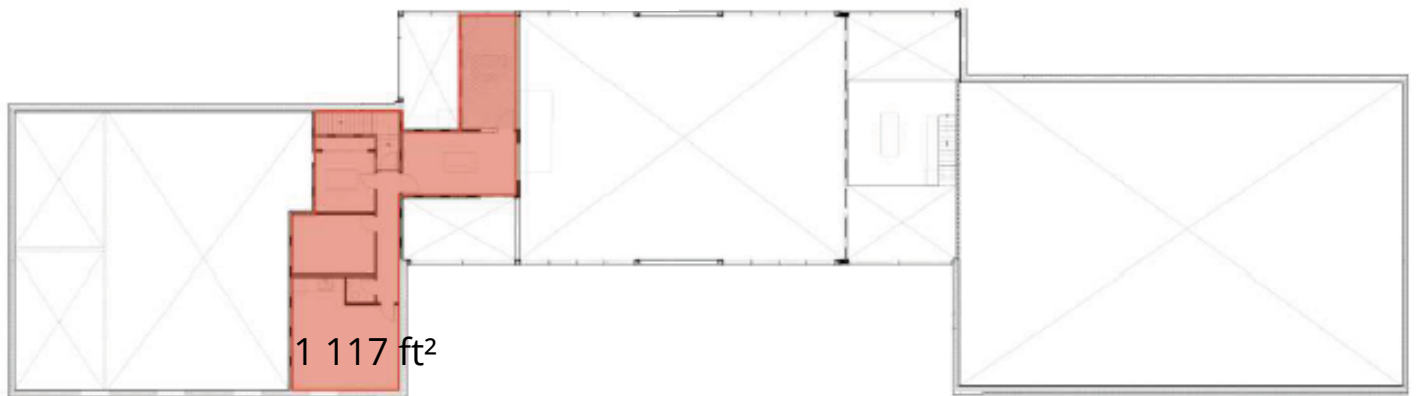
132 Road



Du Lac Road

Mezannine plan

132 Road



Du Lac Road

A REAL ESTATE EXPERTISE THAT KEEPS ON GROWING

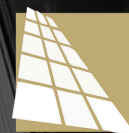
INTERCOM is there to assist in the decision-making process by determining and evaluating the possible alternatives with the assistance of our professional and knowledgeable real estate brokers supported by a strong administrative team; that is why we exist.



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