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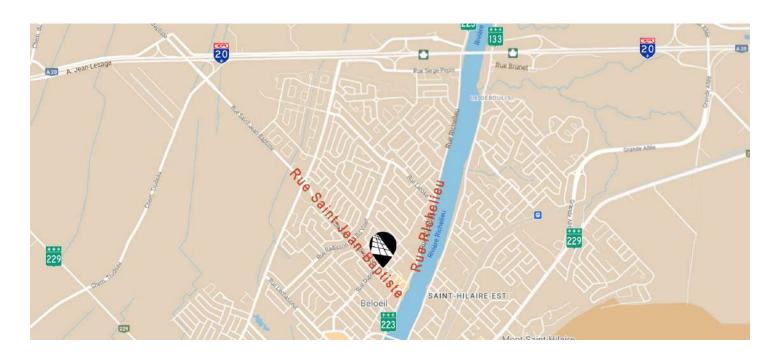
## **HIGHLIGHTS**

- New construction (2023-2024)
- In the heart of Old Beloeil and close to the residential sector
- Quick access by Richelieu Street (Route 223) and Highway 20
- On the first floor of residential buildings
- Ideal space for professionals and/or local businesses
- Commercial condos for sale with various dimensions possible, with gable on St-Jean-Baptiste Street

The buildings will be located on the outskirts to create a green public space at the heart of the project.

This rest area will be accessible by project residents, business customers and area visitors.

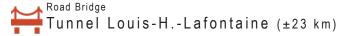
A large underground parking lot will meet current and future user needs.



## **LOCATION**







## **DEMOGRAPHY** (5 KM Radius)

















## **GENERAL INFORMATION**

# Asking Price To be discussed

Condo Fees estimated \$5.65 / ft<sup>2</sup>

# **FEATURES**



Construction 2023



Lot # 4 629 239



Zoning H-103 (p) et H-180 (p)

# **AVAILABLE AREAS\***

#### Bloc 1 - 255 Saint-Jean-Baptiste Street

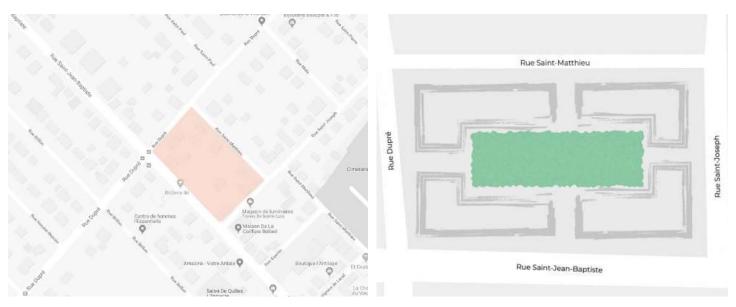
Suite 101	± 1,015 ft <sup>2</sup>
Suite 102	$\pm 1,022 \text{ ft}^2$
Suite 103 (reserved)	$\pm 1,060 \text{ ft}^2$
Suite 104	$\pm 1,070 \text{ ft}^2$
Suite 105 (reserved)	$\pm 1,463 \text{ ft}^2$

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Suite 105 (reserved)	± 1,463 ft <sup>2</sup>
Bloc 2 - 195 Saint-Joseph Street	
Suite 101 (reserved)	± 888 ft <sup>2</sup>
Suite 102 (reserved)	± 1,582 ft <sup>2</sup>
Suite 103	± 1,501 ft <sup>2</sup>
Suite 104	± 1,449 ft <sup>2</sup>
Suite 105 (reserved)	± 1,712 ft <sup>2</sup>
4	

\* These areas are approximate

#### Location

The project is inserted in the block formed by streets Dupré, St-Jean-Baptiste, St-Matthieu and St-Joseph, in the heart of the Old Beloeil. It proposes a mix of uses in direct dialogue with its neighbourhood.



### Multidisciplinary space

We propose a layout punctuated by the organization of activities, formal or informal, around which all the buildings would be articulated.





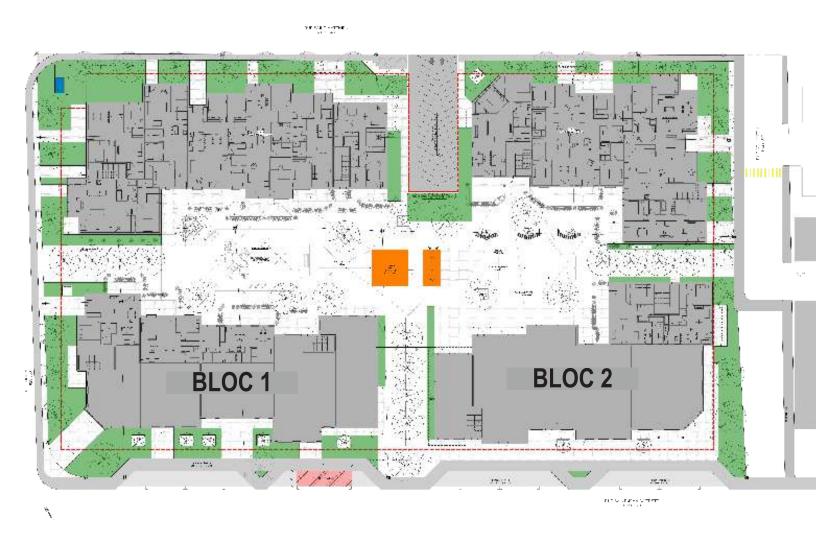
## **Public square**

This plaza will serve as a catalyst for urban and domestic activities for project residents, the neighbourhood, and visitors. Divided in two, the plaza will provide a tranquil quality of life for residents with a park and playground as well as a stimulating and flexible environment for merchants and consumers.

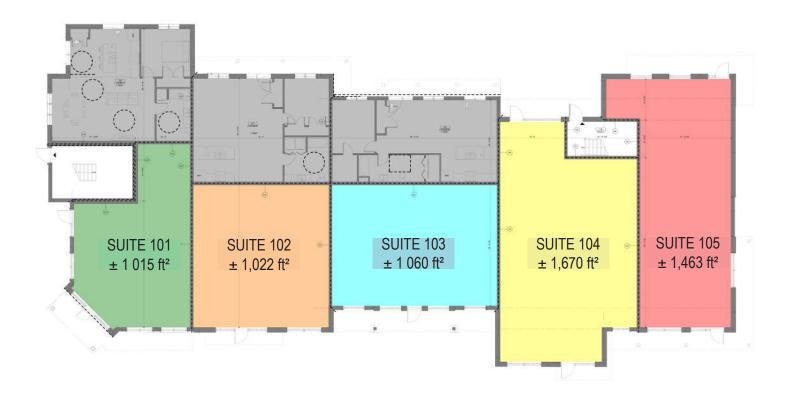
### **Abundant vegetation**

By favouring underground parking, it will be possible to maximize the vegetation on the site and consequently reduce heat islands.

# PLAN



# BLOC 1 PLAN - 255 Saint-Jean-Baptiste Street



# BLOC 2 PLAN - 195 Saint-Joseph Street



#### 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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