

# FOR RENT

**JONQUIÈRE**

2655 du Royaume Boulevard (Faubourg Sagamie)

**COMMERCIAL**

1,300 to 16,000 ft<sup>2</sup>



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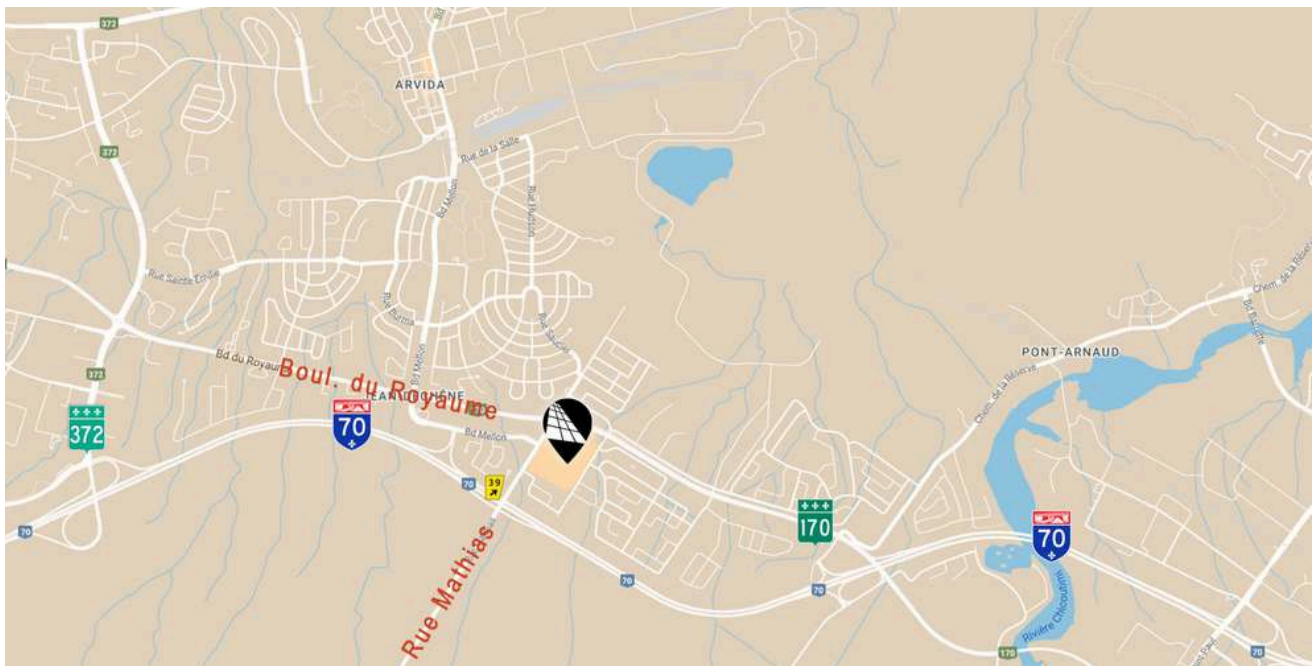
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**450 655-1334**

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# HIGHLIGHTS

- Redevelopment project underway (summer 2025)
- Integrated living environment project with 360 housing units within walking distance
- Delta Hotel: 40-room expansion project
- Located in the heart of the Arvida sector
- At the corner of Boulevard du Royaume and Rue Mathias, one of Saguenay's busiest street corners
- Close to Highway 70, ±25,000 cars per day per year (Atlas du transport)



## LOCATION



Public Transit  
STS: #2, 8



Main Roads  
A70 (exit 39), R170

## DEMOGRAPHY (15-minutes drive)



97,851 Residents



100,148 Daytime Active Population



44,914 Households



\$ 101,129 Average Household Income

*Sitewise - Estimated 2025 Statistics*



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MARIE-ANDRÉE DEMERS



## GENERAL INFORMATION

Net Rent Upon request  
 Additionnal Rent (estimated) \$9.50 / ft<sup>2</sup>  
 Electricity / Energy Excluded (on meter)

Parking (shared) Ample  
 Availability 2025

## AVAILABLE AREAS

(approximates)

<b>Suite A</b>	2,118 ft <sup>2</sup>
<b>Suite B</b>	1,354 ft <sup>2</sup>
<b>Suite C</b>	1,506 ft <sup>2</sup>
<b>Suite E</b>	4,038 ft <sup>2</sup>
<b>Suite G</b>	7,895 ft <sup>2</sup>
<b>Suite H</b>	4,120 ft <sup>2</sup>
<b>Suite I</b>	1,905 ft <sup>2</sup>
<b>Suite R</b>	4,736 ft <sup>2</sup>

Possible to combine suites A, G, H and I  
 for a total of 16,000 ft<sup>2</sup>.

Join:

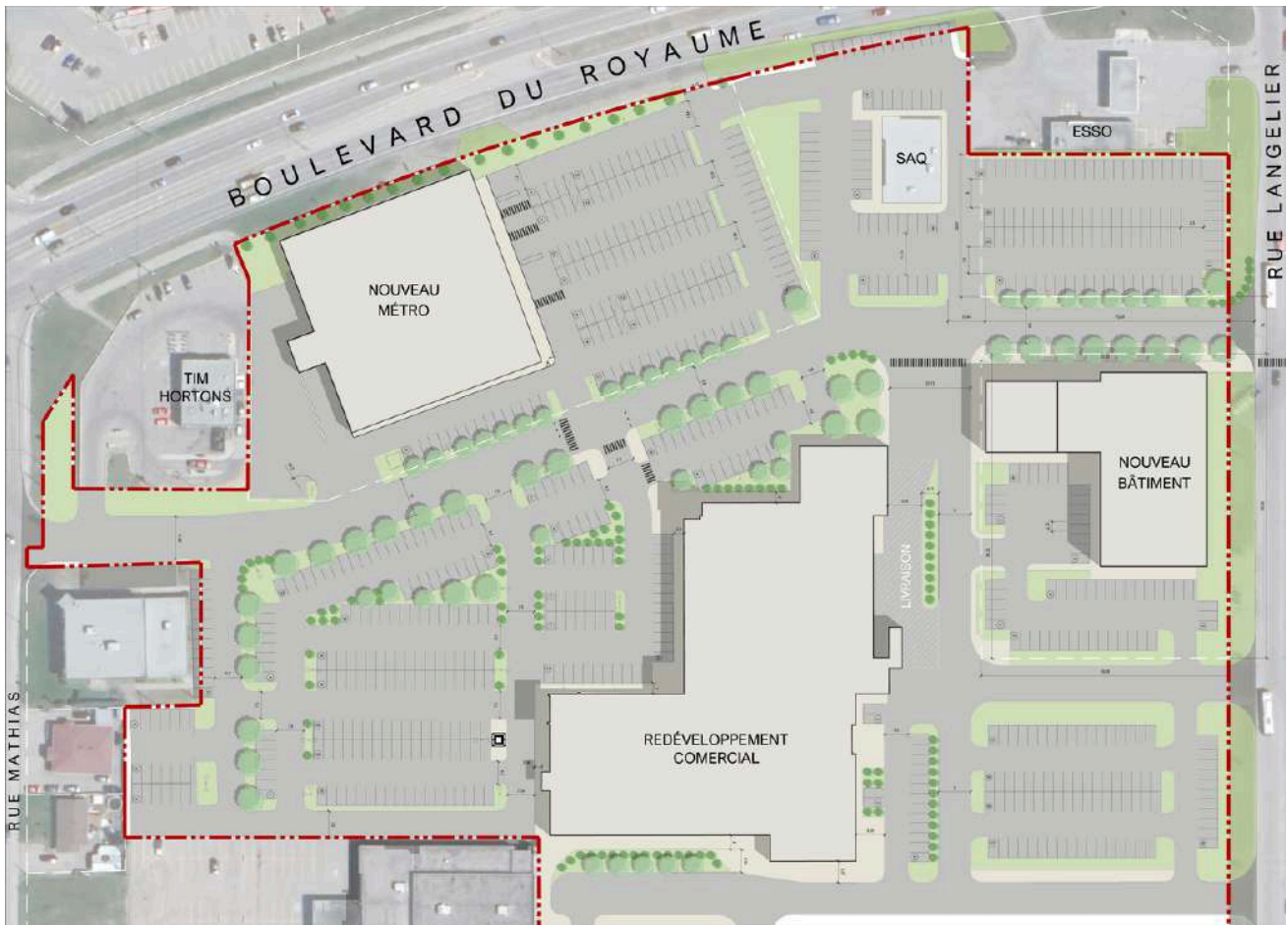


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# LAYOUT PLAN



## TECHNICAL POINTS



Construction  
2025 (new)



Lot #  
2 859 402, 6 580 169



Zoning  
Commercial (#62380)



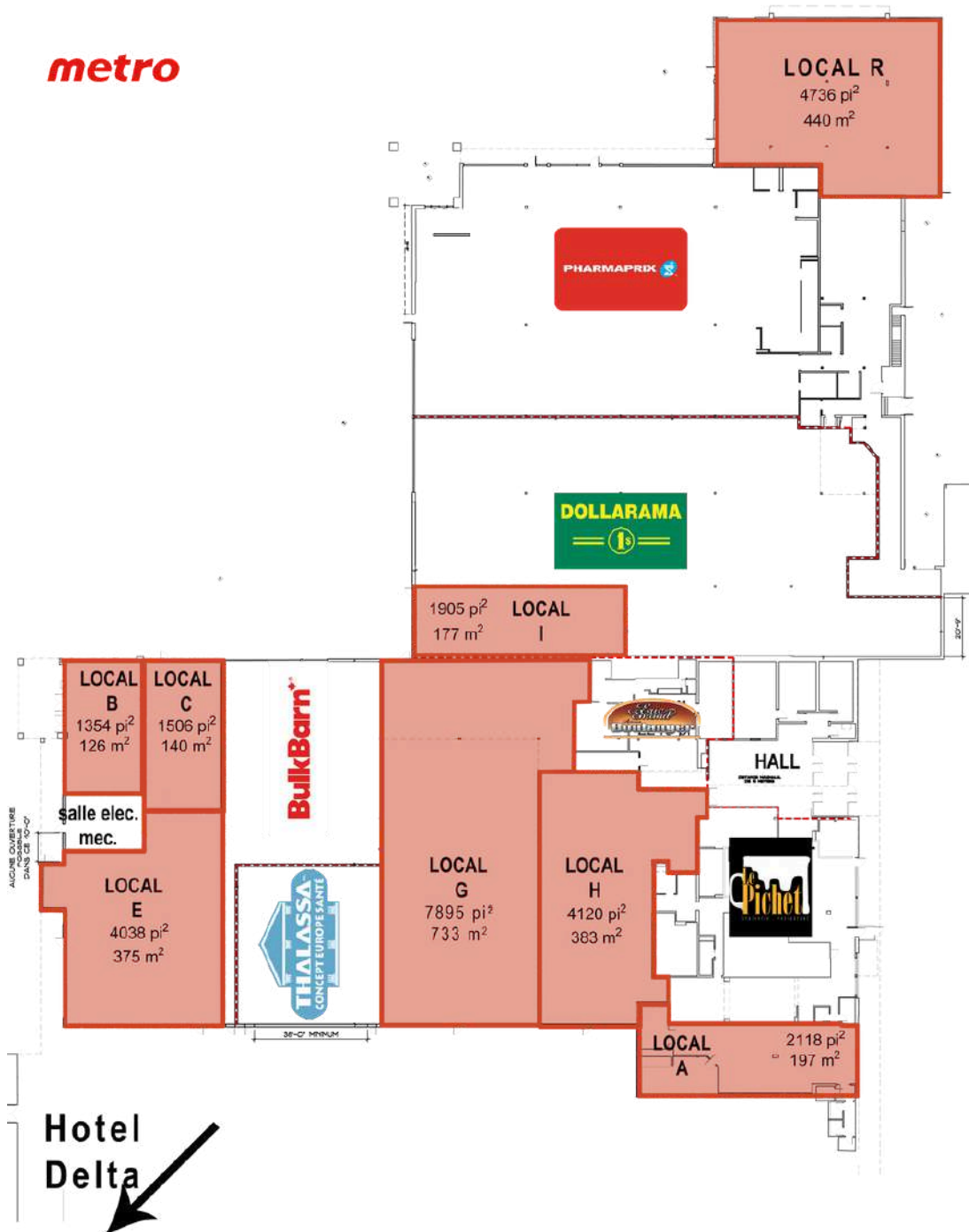
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Boulevard du Royaume



*metro*



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# GLOBAL PROJECT

The Faubourg Sagamie site is undergoing redevelopment and is being redefined as a dynamic space that will combine retail and residential, offering a new face to Jonquière and an opportunity for modern living for residents. With the addition of new commercial spaces and up to 360 housing units (eventually), this \$160 million project promises to revitalize the area and create an enriched living environment for the community.





## 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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June 16 th, 2025