

# FOR RENT

**BOUCHERVILLE**

1200, Place Nobel

**COMMERCIAL**

4 000 ft<sup>2</sup>



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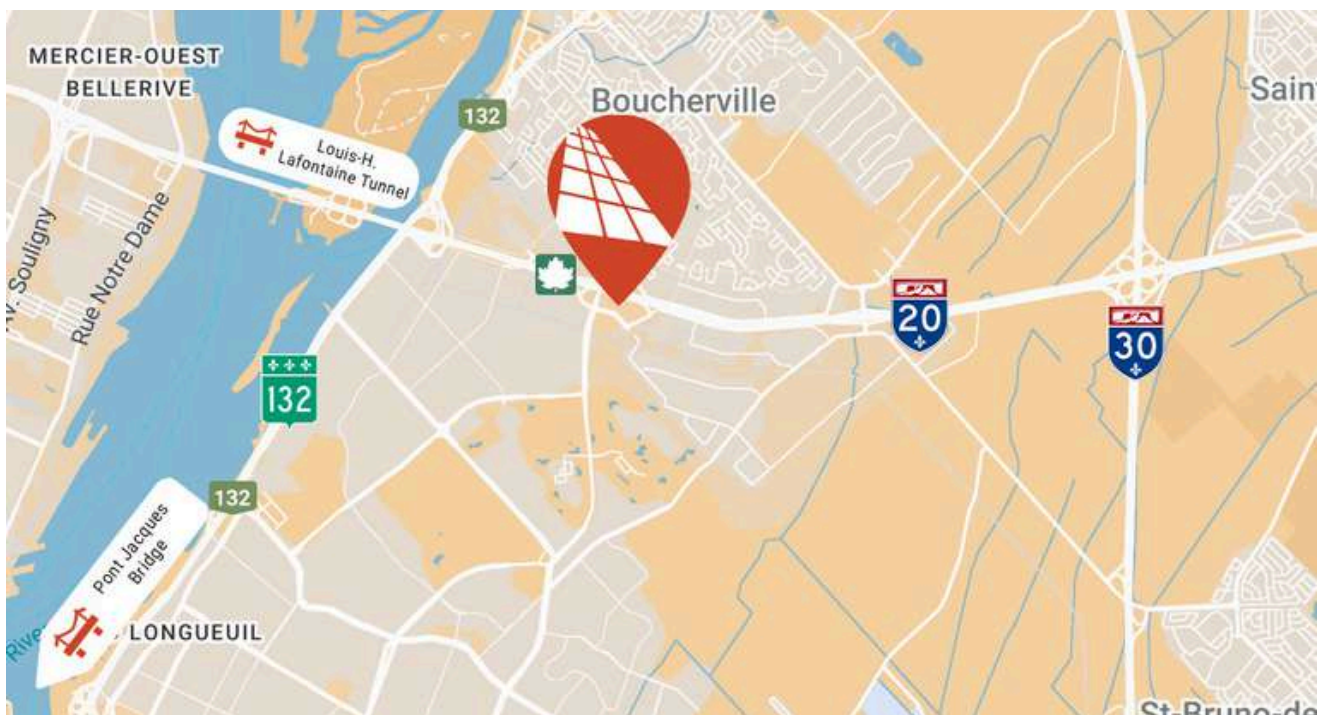
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# HIGHLIGHTS

- Easily accessible via Highway 20
- Exceptional visibility from Highway 20, offering maximum exposure to daily traffic
- Average annual daily traffic of 72,000\* vehicles in front of the building
- Strategic location in the heart of a dynamic commercial district
- Ideal location for a business with regional reach
- Abundant fenestration and bright, light-filled spaces
- Opportunity for exterior signage on the building façade

\*Source : Quebec's Transports Atlas



## LOCATION



Public Transit  
25, 123



Main Roads  
A20, R132



Road Bridges  
Louis-H. La Fontaine Tunnel (±3 km)  
and Jacques-Cartier Bridge (±10 km)

## DEMOGRAPHY

(5 km radius, excluding Montreal)



91 722 Residents



107 984 Daytime Active Population



38 974 Households



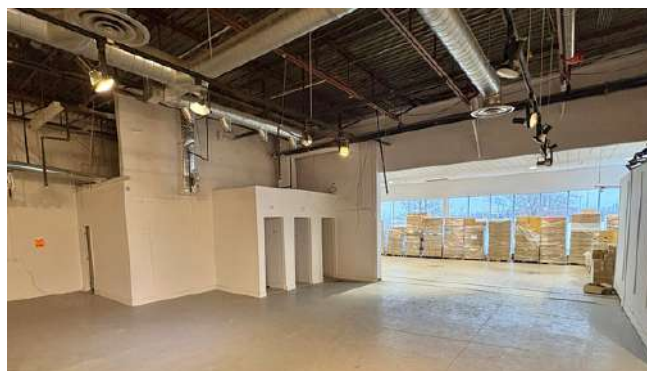
\$ 151 335 Average Household Income

*Sitewise - Estimated 2025 Statistics*



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## GENERAL INFORMATION

Net Rent	18.00 \$ / ft <sup>2</sup>
Additional Rent	10.39 \$ / ft <sup>2</sup>
Electricity / Energy	Excluded

Parking (shared)	Ample
Availability	30 days notice
Minimal Lease Term	5 years

## Businesses close-by



## AVAILABLE AREAS

(approximates)

<b>Suite A</b>	4 000 ft <sup>2</sup>
<b>Suite Level</b>	RDC





## TECHNICAL POINTS



Zoning  
C-673



Lot #  
2 477 491



Heating  
Electricity  
and gas



A/C  
Yes



Exterior Covering  
Brick



Free Height  
15'6"



Levels  
1



Sprinklers  
Yes



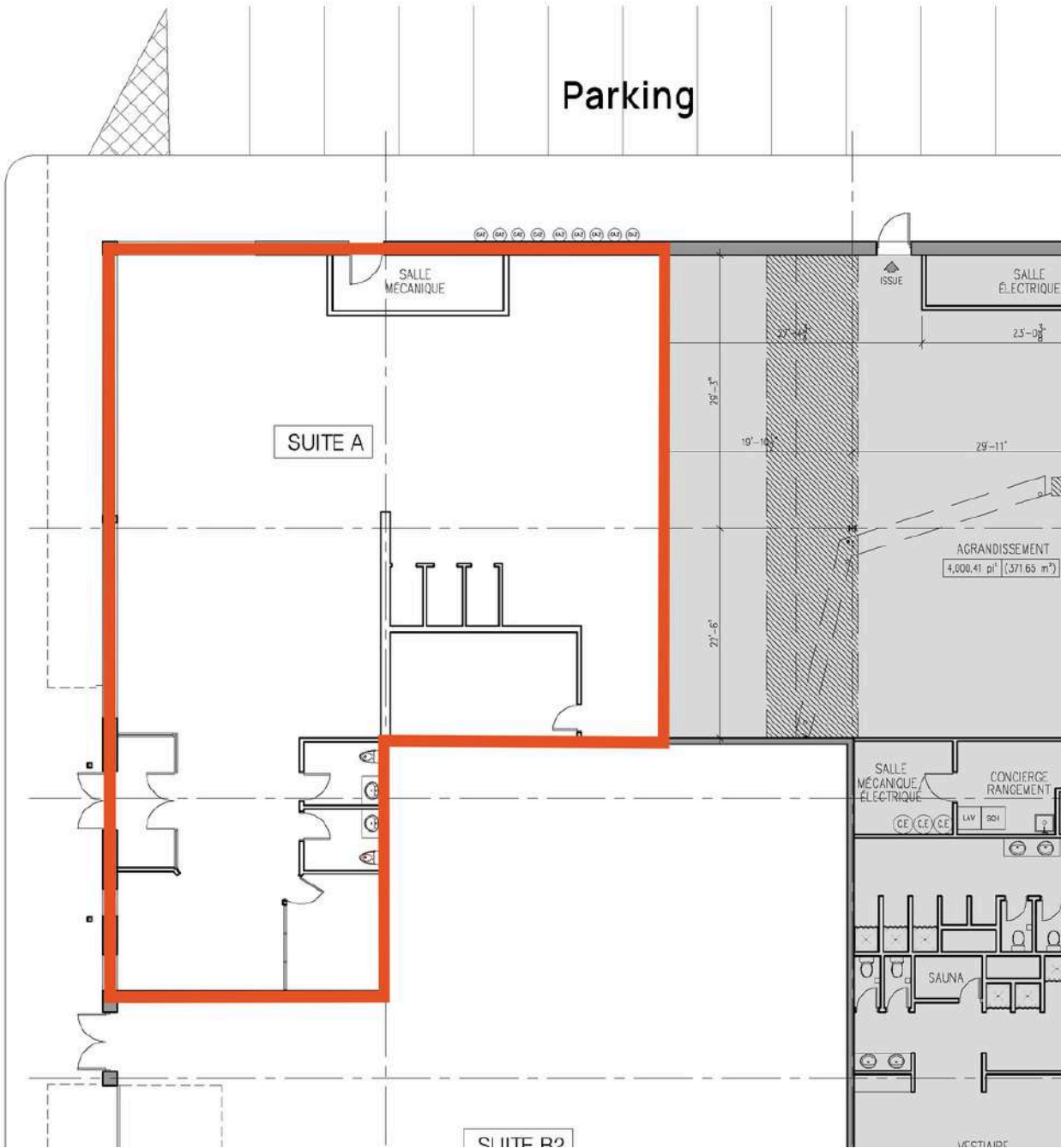
Bathrooms  
Private



Display  
On Building



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## 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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