

FOR RENT

LONGUEUIL

1750 Marie-Victorin Boulevard

COMMERCIAL / OFFICE

480 ft²

1,014 ft²

1,340 ft²

3,007 ft²



Michel LABBÉ

Certified Real Estate Broker AEO

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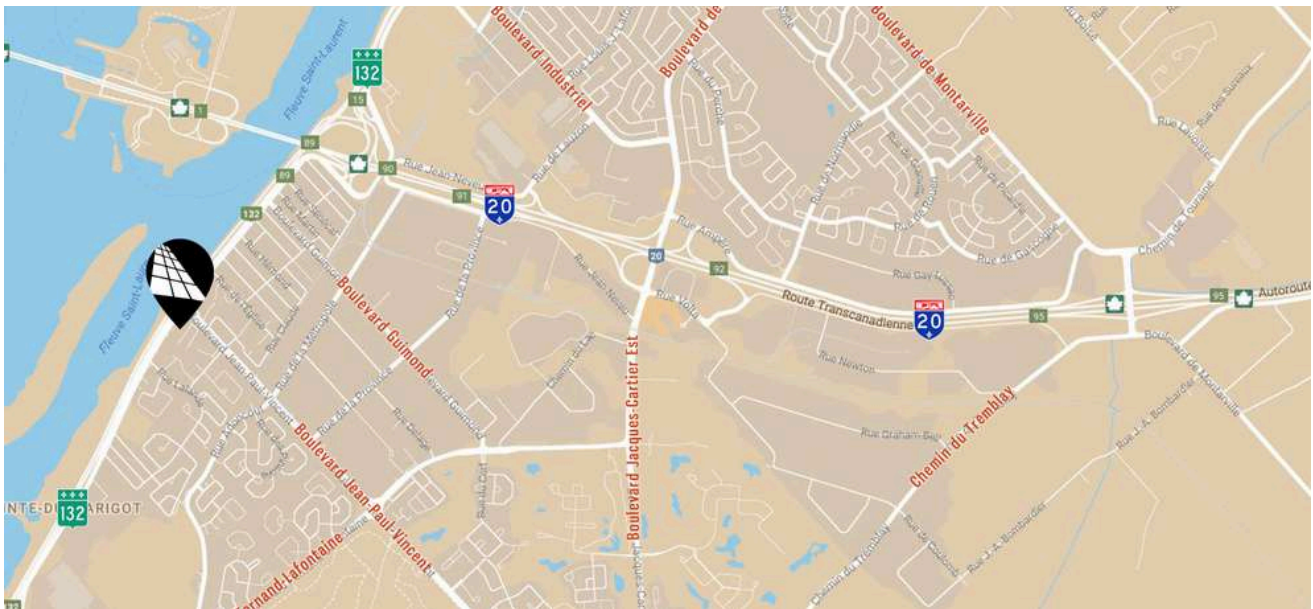


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HIGHLIGHTS

- Clear view from Road 132
- Easy access to Highway 20 (± 2 km) and Road 132 (± 3 km)
- Near a multitude of services
- Located at the intersection of Jean-Paul-Vincent and Marie-Victorin Boulevards
- Near a residential area
- The annual average daily traffic is 82,000 passages in front of the building (source: Atlas du Transport)
- Commercial signage on the building facade and common pylon (subject to availability)
- Rear service door (on some premises)



LOCATION



Public Transit
#25, 29, 81, 123



Main Roads
A20, R132



Road Bridges
Louis-H.-Lafontaine Tunnel (± 5 km)
and Jacques-Cartier Bridge (11 km)

DEMOGRAPHY (5 km Radius, excluding Montreal)



103,688 Residents



111,930 Daytime Active Population



47,481 Households



\$ 123,929 Average Household Income

Sitewise - Estimated 2024 Statistics



SUITE 10



SUITE 240



SUITE 1742



SUITE 1736

GENERAL INFORMATION

	Ground floor	2nd Floor
Net Rent	\$25.00 / ft ²	\$15.00 / ft ²
Additional Rent	\$10.00 / ft ²	\$11.00 / ft ²
Electricity / Energy	Excluded	Included
Availability	Immediate	To be negotiated
Parking (shared)		210 stalls

AVAILABLE AREAS

(approximate)

Suite 10	Ground floor	480 ft ²
Suite 1742	Ground floor	1,014 ft ²
Suite 1736	Ground floor	3,007 ft ²
Suite 240	2nd floor	1,340 ft ²

All suites have a private door giving direct access to the exterior and the parking lot.

Main tenants:

Couche-Tard, Familiprix, Voyons Voir (eyewear), RTL, medial clinic, dental clinic, Apnée santé (sleeping clinic), Nautisme Québec, Cleaner, Legal aid office and Re/max



TECHNICAL POINTS



Construction
1989



Renovation
2015



Zoning
C21-044



Lot #
2 510 203



Sprinklers
Yes



Clear Height
Between 9'-13'

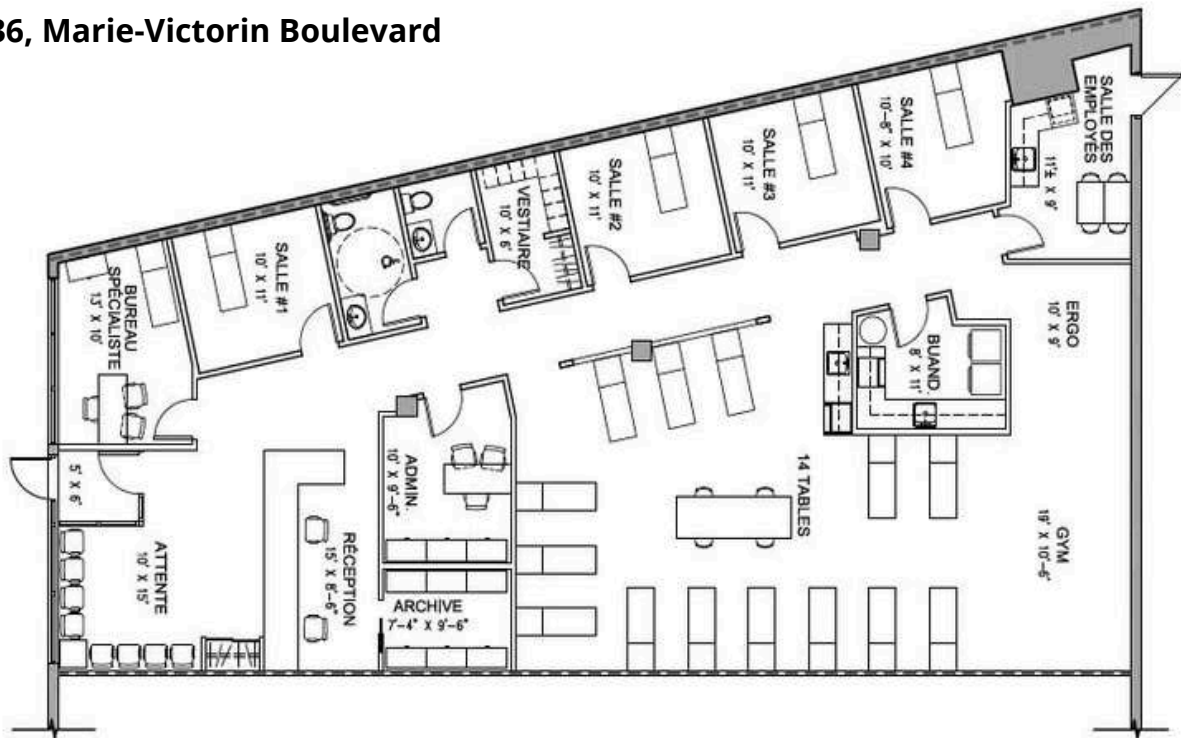


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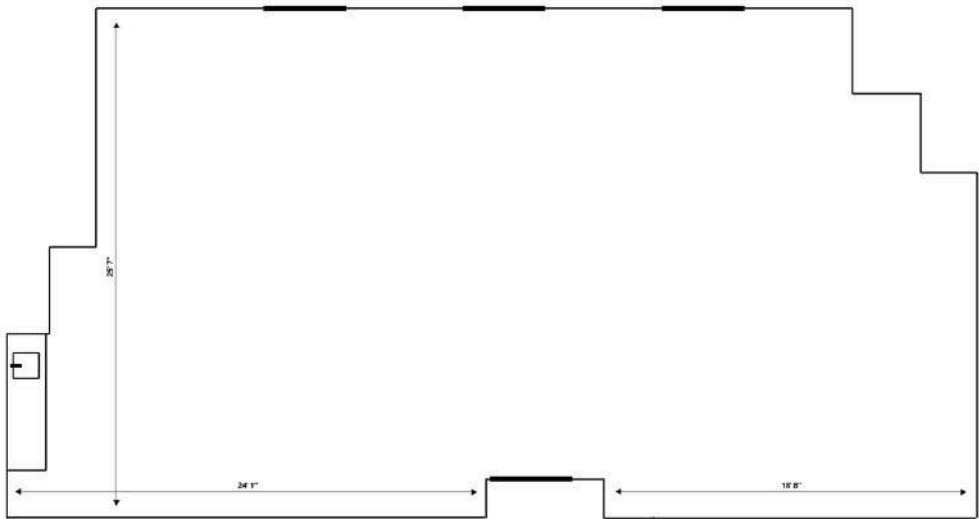
PLANS

1736, Marie-Victorin Boulevard

MARIE-VICTORIN BOULEVARD



Suite 240 | 2nd Floor



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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