

FOR RENT

QUEBEC (LIMOILLOU)

1785 de la Canardière

COMMERCIAL

2,660 ft²



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HIGHLIGHTS

- New construction
- Commercial space for rent
- Close to Enfant-Jésus Hospital
- Prestigious residential building
- Modern architecture with abundant windows
- Located in the heart of Limoilou
- Close to Henri-Bourassa Boulevard, along Route 138
- Easily accessible via Highways R138, A440 and A40



LOCATION



Public Transit
4, 36, 54, 61, 133, 136, 238, 290,
800, 802



Main Roads
R138, A440, A40



Road Bridges
Pierre Laporte Bridge (± 15 km)
and de l'Île Bridge (± 10 km)

DEMOGRAPHY

5 km radius



217,081 residents



111,549 daytime population



117,191 households

Sitewise - Estimated 2025 Statistics



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GENERAL INFORMATION

| | |
|--------------------|----------------------------|
| Net Rent | \$ 24.00 / ft ² |
| Additional Rent | \$ 7.27 / ft ² |
| Electricity/Energy | Excluded |
| Disponibility | Autumn 2025 |

AVAILABLE SPACES

(approximates)

Total 2,660 ft²

Space level Ground floor

FEATURES



Lot #
1 316 758



Zoning
Commercial



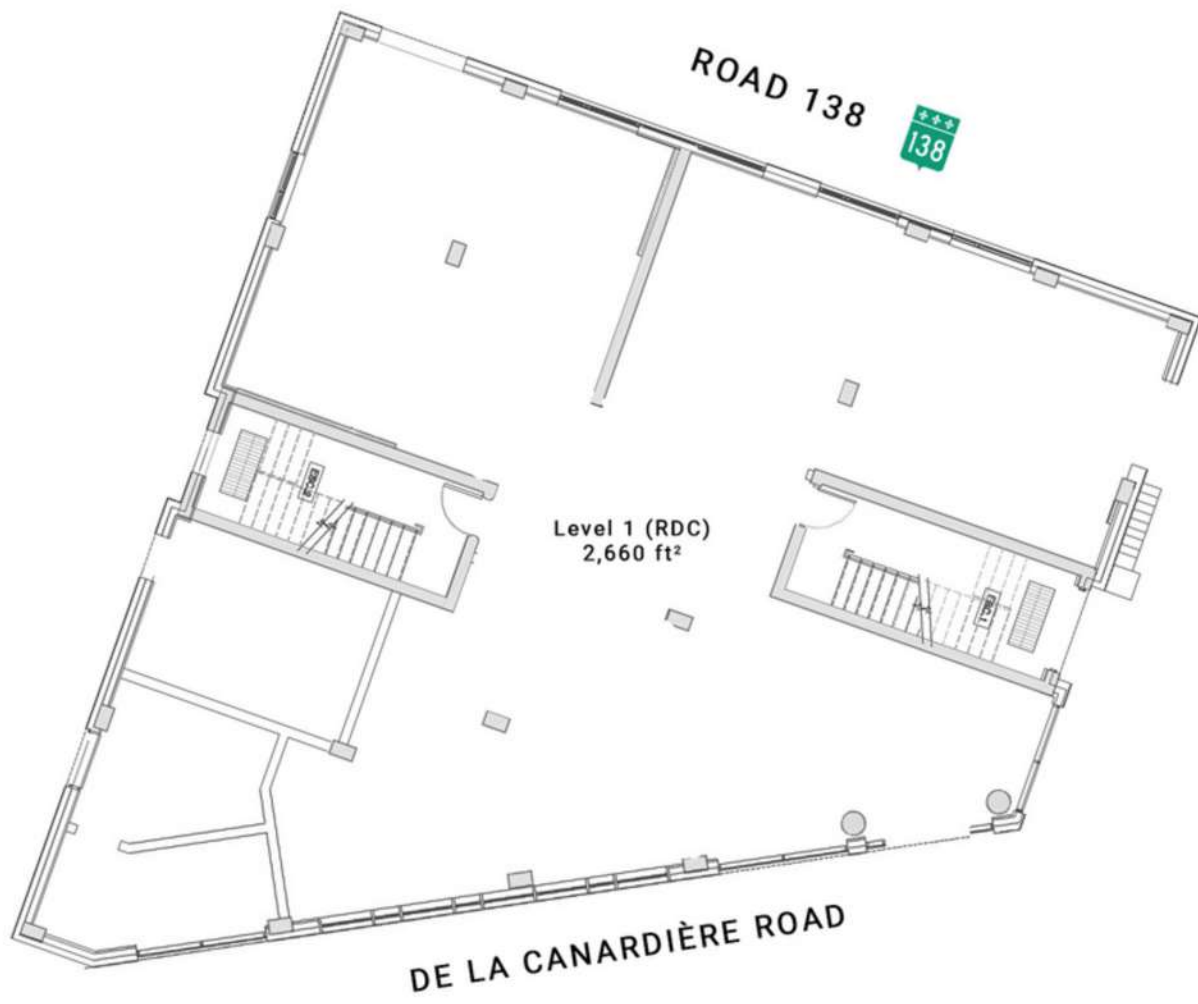
Sprinklers
Yes



Air Conditioning
Central



GROUND 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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September 9, 2025