

# FOR RENT

## BOUCHERVILLE

666, du Lac Road

### COMMERCIAL

2,320 ft<sup>2</sup>

5,184 ft<sup>2</sup>

or 7,504 ft<sup>2</sup>



Michel LABBÉ

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**450 655-1334**



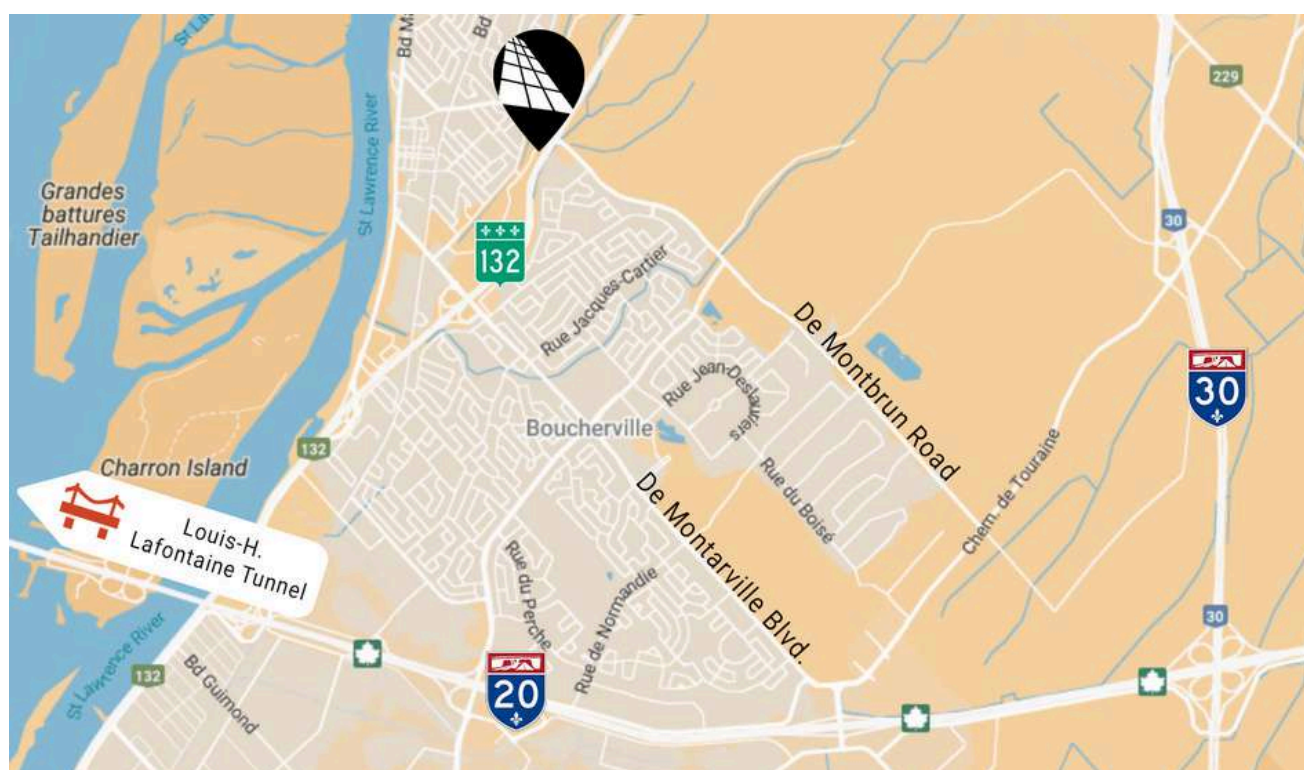
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# HIGHLIGHTS

- Excellent visibility, space fronting Route 132
- Located in a high-income neighborhood, close to residential area
- Easy access to Route 132 (400 m) and Highway 20 (5.3 km)
- Commercial zoning is very permissive (C1, C2, C3, C4, C10, C13)
- Access to a multitude of services: restaurants, pharmacies, grocery stores, gas stations
- Ideal for local and regional commerce
- Very luminous with abundant windows
- Exterior signage available



## LOCATION



Public Transit  
RTL #61 and 81  
EXO #284, 532, 700, 701, 707



Main Roads  
R132, A20, A30



Road Bridges  
Louis-H-La Fontaine Tunnel (±6 km)  
Jacques-Cartier Bridge (±13 km)  
Victoria Bridge (±16 km)

## DEMOGRAPHY (5 km Radius, excluding Montreal)



43,294 Residents



22,490 Daytime Active Population



17,943 Households



\$ 177,356 Average Household Income

*Sitewise - Estimated 2025 Statistics*



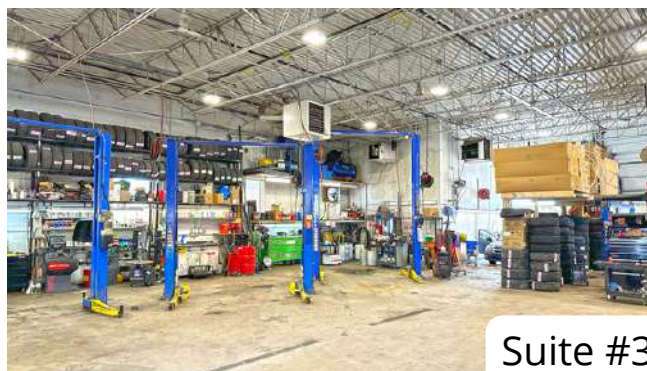
Suite #2



Suite #2



Suite #3



Suite #3

## GENERAL INFORMATION

Base Rent	\$19.95 / ft²
Additional Rent	\$6.90 / ft²
Electricity / Energy	Metered
Stationnement (partagé)	47 stalls
	(Including 8 stalls on the street)
Lease term (minimum)	5 years
Availability	Immediate

## AVAILABLE AREA

(approximate)

<b>Suite #2</b>	<b>2,320 ft²</b>
<b>Suite #3</b>	<b>5,184 ft²</b>
Workshop space (first floor)	4,110 ft²
Office space (Mezzanine)	297 ft²
Showroom (first floor)	777 ft²
<b>Suites #2 and #3</b>	<b>7,504 ft²</b>

## Neighboring tenants:







## TECHNICAL POINTS



Construction  
1974



Renovation  
1978, 2008, 2018



Zoning  
C-166  
(Commercial)



Lot #  
2 510 101



Sprinklers  
Yes



Heating  
Bi-energy  
(electricity and gas)



Washrooms  
Private



Clear Height  
17'



Drainage  
Floor drains



Drive-in door  
Suite 3 : 4 doors



Electrical entry  
Suite 2 : 100 amp  
Suite 3 : 100 + 200 amp

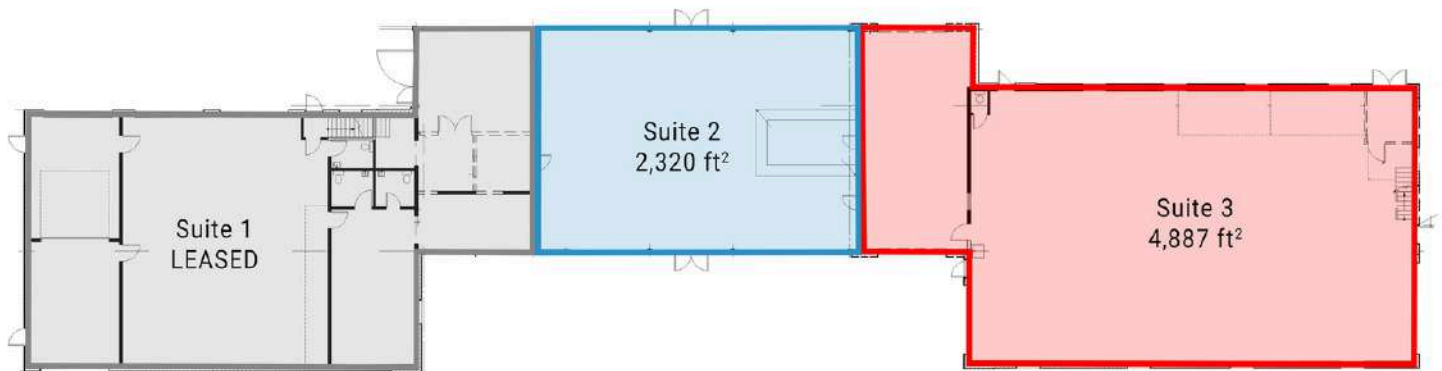


A/C  
Suite 2 : Yes  
Suite 3 : Office only

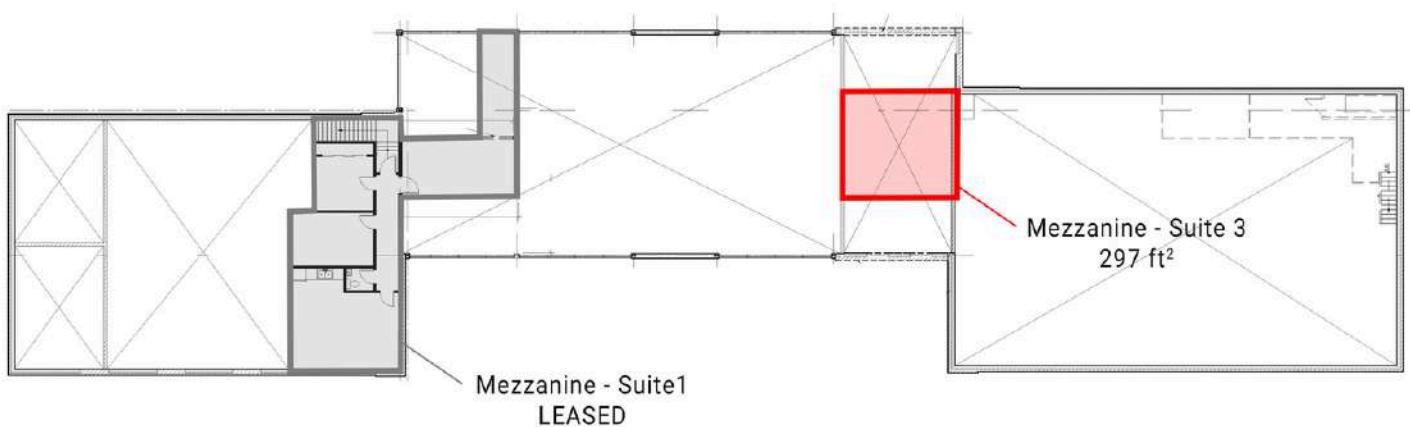
## PLAN - 666, du Lac Road

(Road 132)

First floor



Mezzanine



(du Lac Road)



## 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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October 1st, 2025