

FOR RENT

BOUCHERVILLE

666, du Lac Road

COMMERCIAL

5,184 ft²



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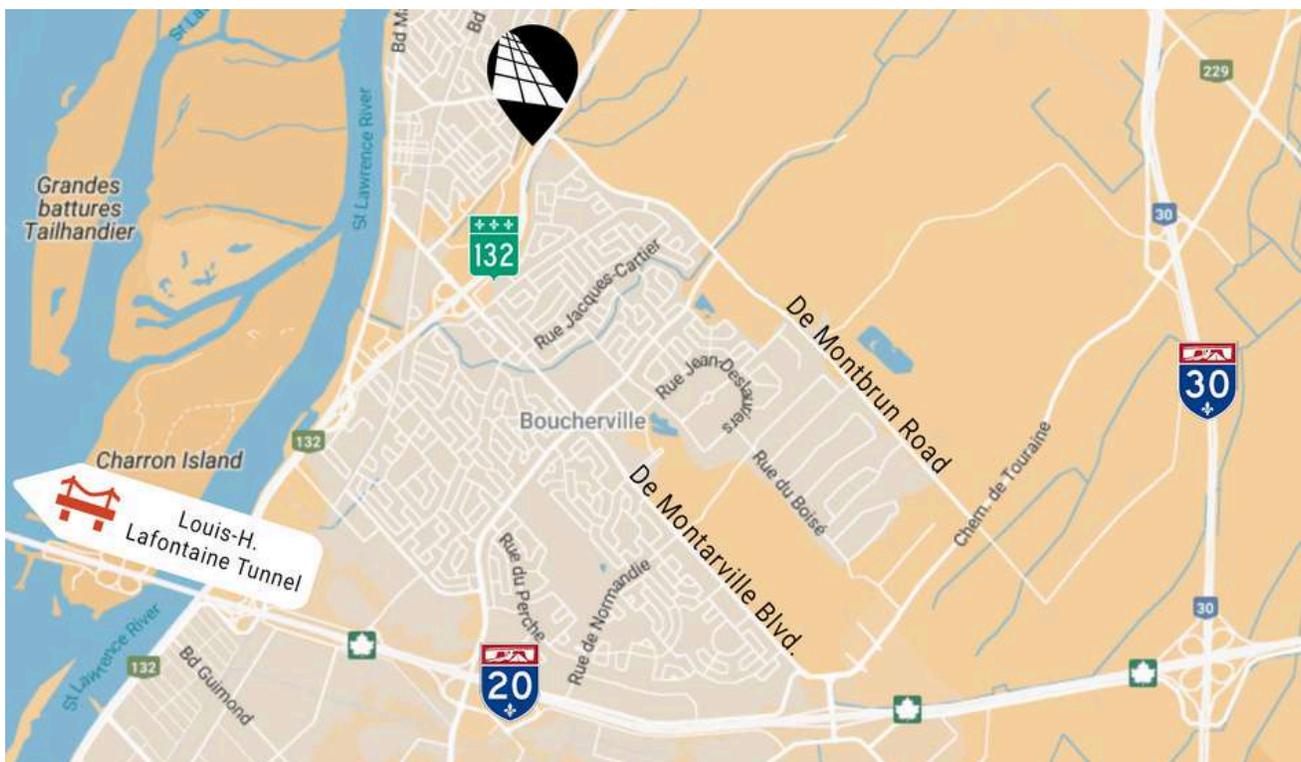


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HIGHLIGHTS

- 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
- 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



GENERAL INFORMATION

Base Rent	\$19.95 / ft ²
Additional Rent	\$6.90 / ft ²
Electricity / Energy	Metered
Stationnement (partagé)	47 stalls
	(Including 8 stalls on the street)
Lease term (minimum)	5 years
Availability	Immediate

AVAILABLE AREA (approximate)

Suite #3	5,184 ft²
Workshop space (first floor)	4,110 ft ²
Office space (Mezzanine)	297 ft ²
Showroom (first floor)	777 ft ²

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 3 : 100 + 200 amp

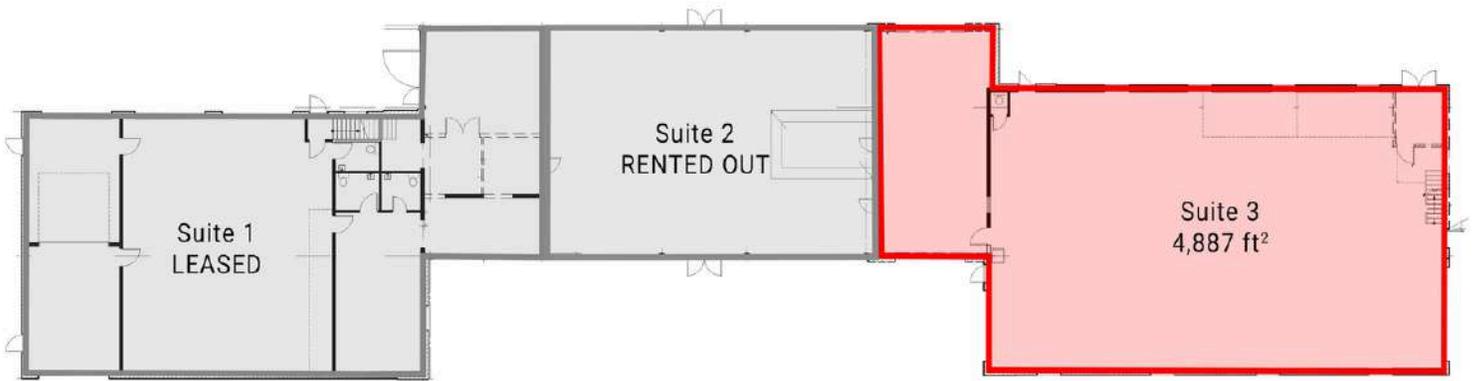


A/C
Suite 3 : Office only

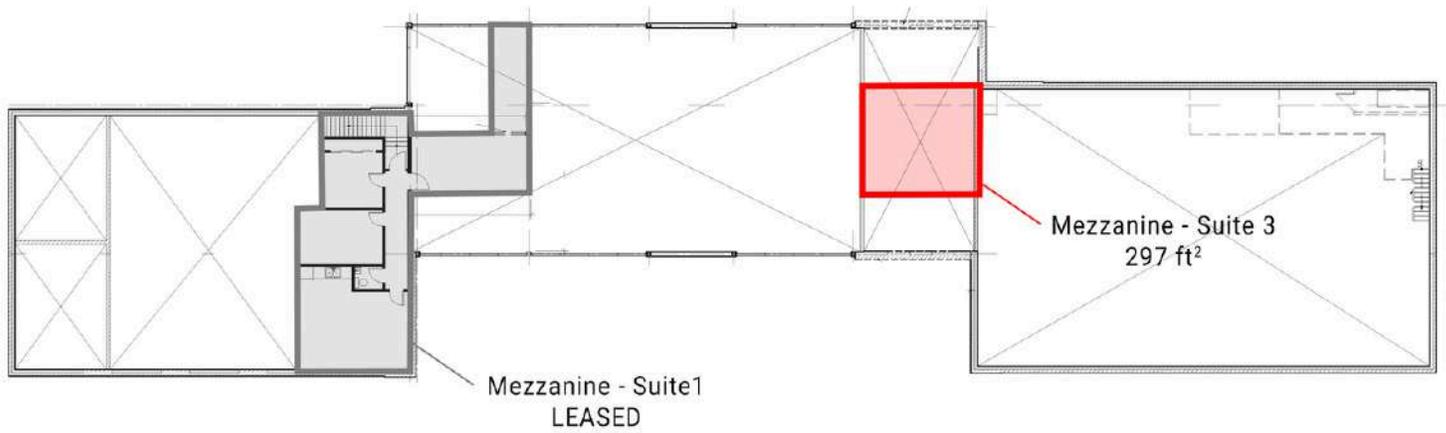
PLAN - 666, du Lac Road

(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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