

FOR RENT

CHICOUTIMI

2480, Talbot boulevard

COMMERCIAL

± 15,000 ft²



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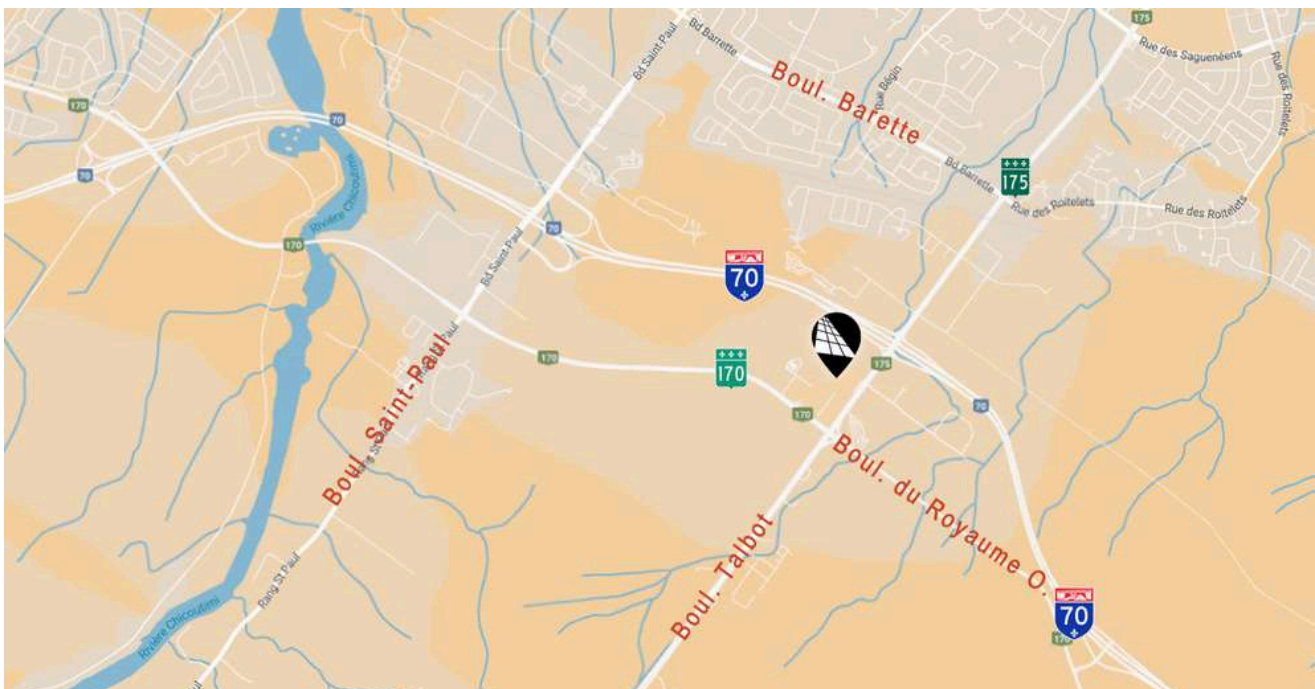
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HIGHLIGHTS

- Strategic location in a busy commercial area
- Excellent visibility on Talbot Boulevard, with average daily traffic of 18,200 vehicles (source: Atlas du transport)
- Easy access to routes 170, 175 and Autoroute 70
- High-quality commercial neighbourhood: Costco, Club Piscine, Sail, RONA, providing an attractive customer flow
- Ideal for a retail or convenience store



LOCATION



Public transport
2, 60



Main roads
R170, R175 et A70

DEMOGRAPHY

Distance by car 15 min.



107,222 Residents



109,580 Daytime Active Population



49,074 Households



\$101,679 Average Household Income

Sitewise - Estimated 2025 Statistics



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GENERAL INFORMATION

Net Rent	\$23.00 / ft ²
Additional Rent (estimated)	\$4.50 / ft ²
Electricity / Energy	Excluded
Parking (shared)	Ample
Rental period (min.)	5 years
Availability	Autumn 2025

AREAS

(approximatives)

Suite B - Total	±15,000 ft ²
Warehouse	±3,000 ft ²
Sales area	±12,200 ft ²

TECHNICAL POINTS



Construction
1996



Lot #
6 395 622



Zoning
Commercial
(65740)



Clear Height
18'



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PLAN



NEIGHBORING TENANTS



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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