

FOR RENT

JONQUIÈRE

2655 du Royaume Boulevard (Faubourg Sagamie)

COMMERCIAL

1,485 to 19,900 ft²



Marie-Andrée DEMERS

Commercial Real Estate Broker
ma.demers@intercomsi.com

Suzy PARENT

Certified Real Estate Broker AEO
s.parent@intercomsi.com



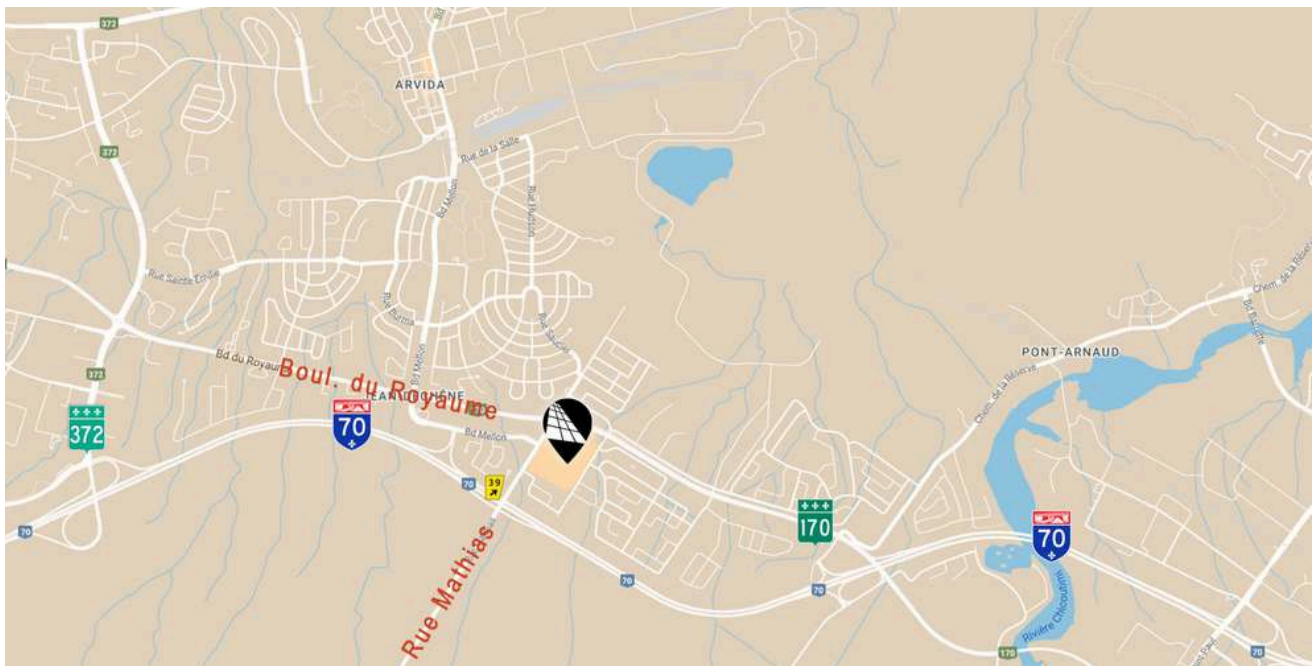
INTERCOM
SERVICES IMMOBILIERS
Agence immobilière

450 655-1334

   intercomsi.com

HIGHLIGHTS

- Redevelopment project underway (summer 2025)
- Integrated living environment project with 360 housing units within walking distance
- Delta Hotel: 40-room expansion project
- Located in the heart of the Arvida sector
- At the corner of Boulevard du Royaume and Rue Mathias, one of Saguenay's busiest street corners
- Close to Highway 70, ±25,000 cars per day per year (Atlas du transport)



LOCATION



Public Transit
STS: #2, 8



Main Roads
A70 (exit 39), R170

DEMOGRAPHY (15-minutes drive)



97,851 Residents



100,148 Daytime Active Population



44,914 Households



\$ 101,129 Average Household Income

Sitewise - Estimated 2025 Statistics



SUZY PARENT
450 655-1334

MARIE-ANDRÉE DEMERS



GENERAL INFORMATION

Net Rent Upon request
 Additionnal Rent (estimated) \$9.50 / ft²
 Electricity / Energy Excluded (on meter)

Parking (shared) Ample
 Availability 2025

AVAILABLE AREAS

(approximates)

Suite A	1,936 ft ²
Suite C	1,485 ft ²
Suite F	2,933 ft ²
Suite G	7,040 ft ²
Suite H	7,995 ft ²
Suite I	1,915 ft ²

Possible to combine suites A, F, G and H for a total of 19,900 ft².

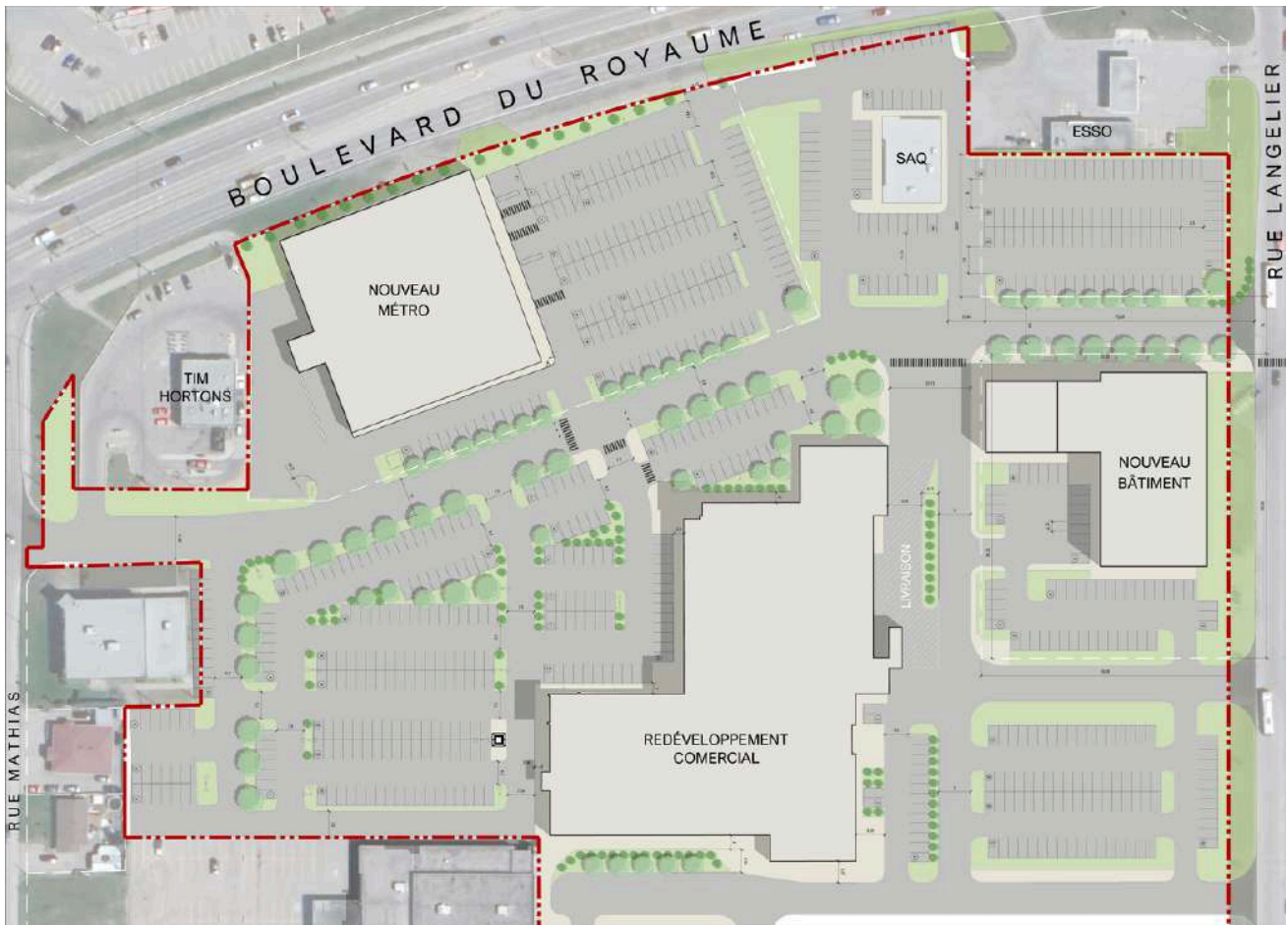
Join:



SUZY PARENT
 s.parent@intercomsi.com

MARIE-ANDRÉE DEMERS
 ma.demers@intercomsi.com

LAYOUT PLAN



TECHNICAL POINTS



Construction
2025 (new)



Lot #
2 859 402, 6 580 169



Zoning
Commercial (#62380)



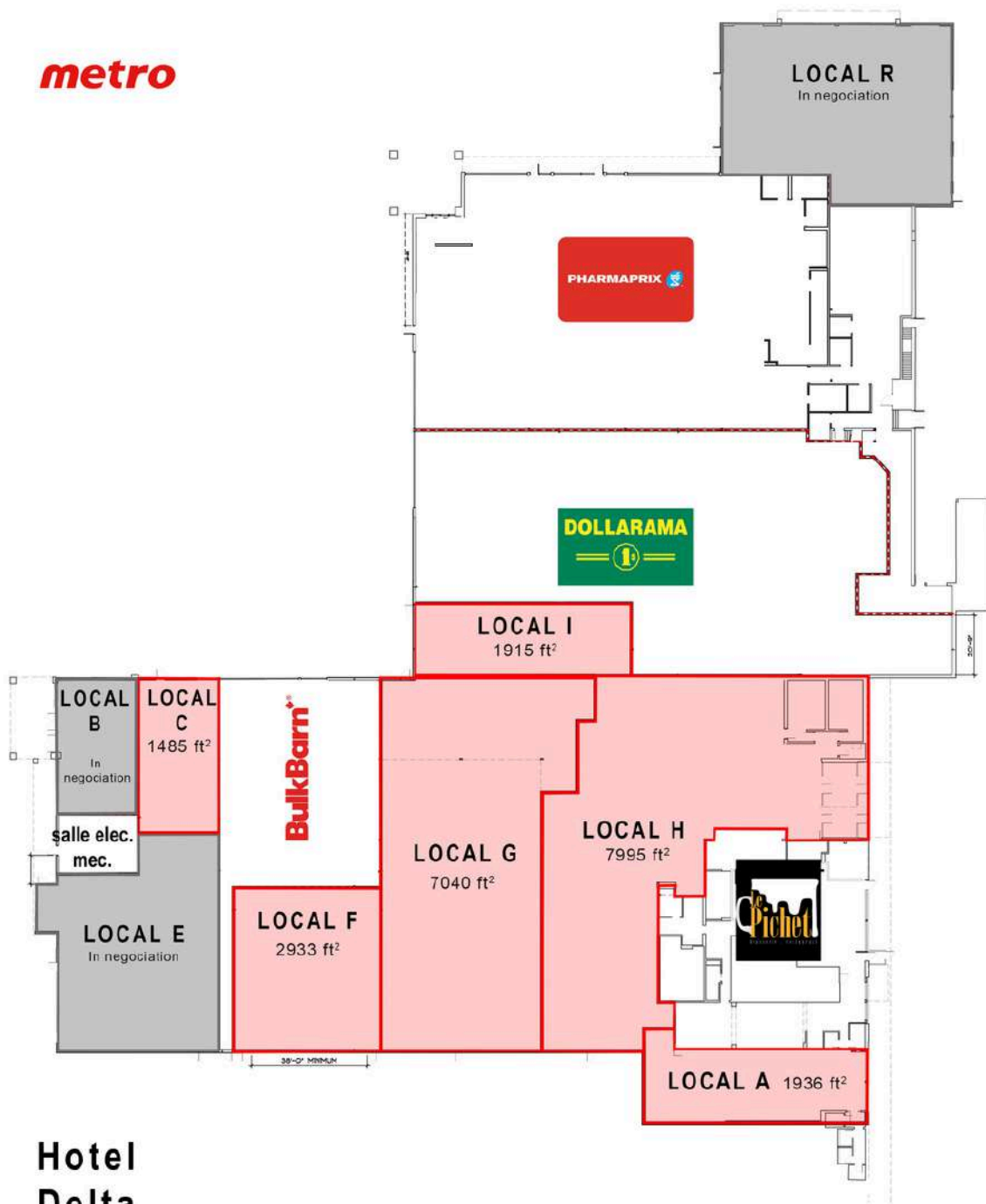
SUZY PARENT
450 655-1334

MARIE-ANDRÉE DEMERS

Royaume Boulevard

 **SAQ**

metro



**Hotel
Delta**



SUZY PARENT

s.parent@intercomsi.com

MARIE-ANDRÉE DEMERS

ma.demers@intercomsi.com



GLOBAL PROJECT

The Faubourg Sagamie site is undergoing redevelopment and is being redefined as a dynamic space that will combine retail and residential, offering a new face to Jonquière and an opportunity for modern living for residents. With the addition of new commercial spaces and up to 360 housing units (eventually), this \$160 million project promises to revitalize the area and create an enriched living environment for the community.



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.



Suzy
PARENT



Marie-Andrée
DEMERS

Partner
Certified Real Estate Broker AEO
s.parent@intercomsi.com

Partner
Commercial Real Estate Broker
ma.demers@intercomsi.com

450 655-1334



INTERCOM
SERVICES IMMOBILIERS
Agence immobilière

This document has been prepared by Intercom Services Immobiliers for advertising and general information only. Intercom Services Immobiliers assumes no responsibility for any error or whatsoever omission. This information is submitted to the best of our knowledge and is subject to change without notice. This publication is the copyrighted property of Intercom Services Immobiliers and/or its licensor(s) © 2025 All rights reserved

August 19, 2025