

FOR RENT

BOUCHERVILLE

550, de Mortagne Boulevard

OFFICE OR COMMERCIAL

Ground Floor: 1,041 ft²

3rd Floor: 998 ft²



Michel LABBÉ

Immobilier Michel Labbé inc.
Certified Real Estate Broker AEO
m.labbe@intercomsi.com

450 655-1334



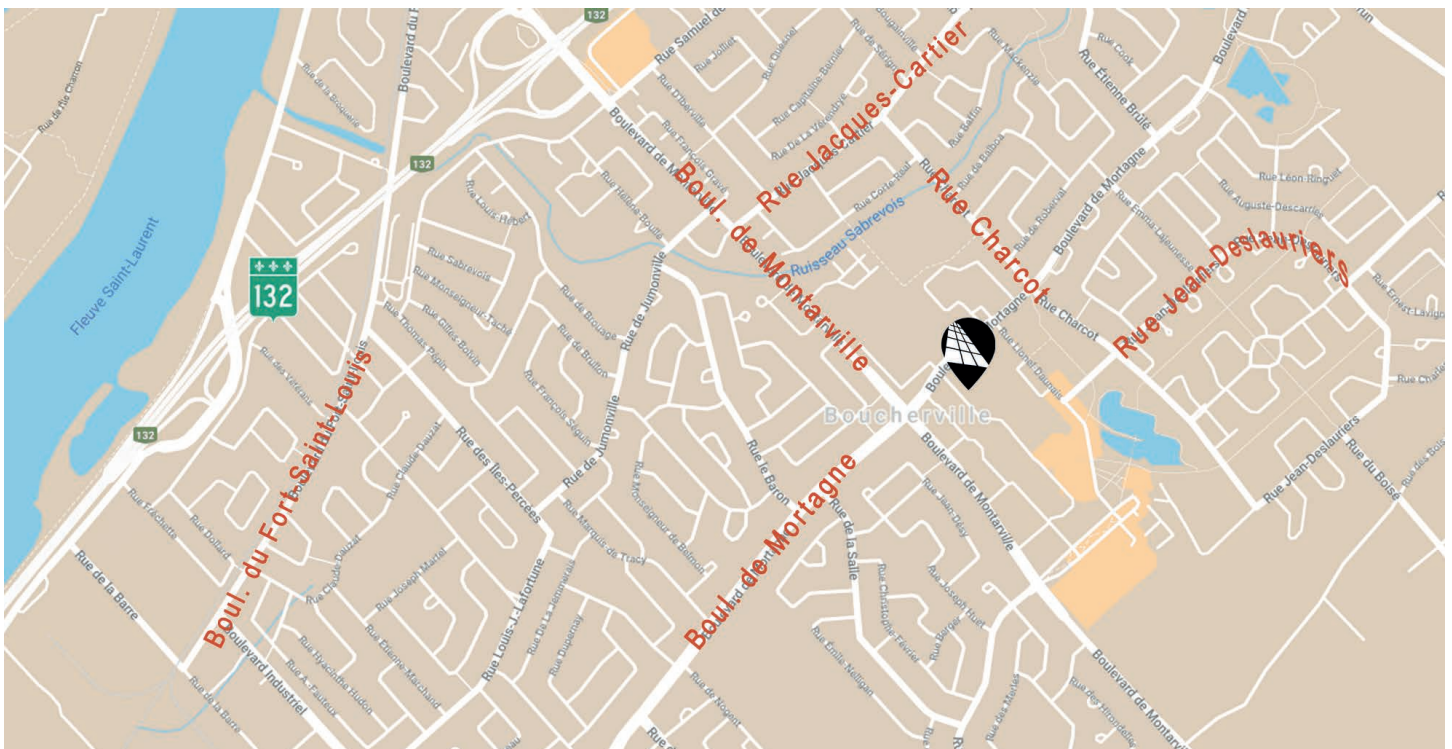
INTERCOM
SERVICES IMMOBILIERS
Agence immobilière



intercomsi.com

HIGHLIGHTS

- Office space ideal for professionals and/or retail use
- Abundant fenestration and luminous space
- Universal accessibility with one (1) elevator
- Near a residential area
- Near a multitude of services
- Neighbouring de Mortagne High School (2,800 students), the arena *Centre des glaces Gilles-Chabot* and *Groupe Maurice - Caleo* residence (350 units)
- Located in the heart of the commercial hub of Boucherville
- **Ground Floor suite:** with exterior and interior accesses



LOCATION



Public Transit
#61, 80, 83, 84, 161, 180



Main Roads
H20, H30, R132



Road Bridges
Tunnel Louis-H.-La Fontaine (5 km) and Jacques-Cartier Bridge (13 km)

DEMOGRAPHY (5 KM Radius)



52, 872 Residents

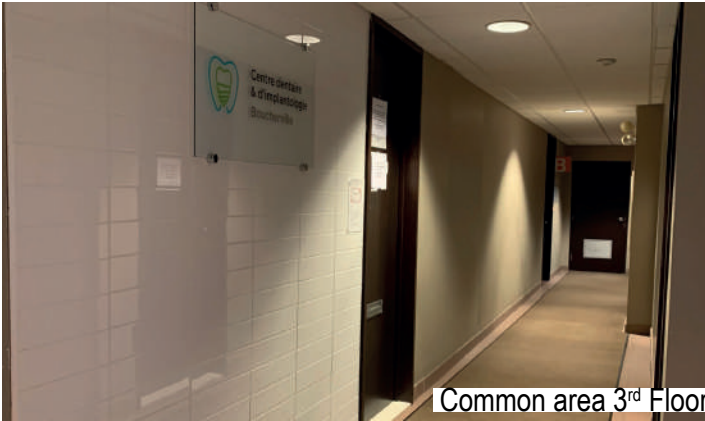


22,117 Households



\$142,905 Average Household Income

©Sitewise - Estimated 2020 Statistics



Common area 3rd Floor



Suite #190



Suite #320



Suite #320

GENERAL INFORMATION

AVAILABLE AREAS*

Level suite	Ground Floor	3 rd Floor
Net rent	\$18.00/ ft ²	\$15.00 / ft ²
Additional rent	\$13.00 / ft ²	
Electricity / Energy	Included	
Parking (shared)	Ample	
Lease term	5 years	
Availability	To be discussed	

Suite # 140	RENTED
Suite # 190	1,041 ft ²
Suite # 320	998 ft ²
Suite # 350	RENTED

* These areas are approximate

Neighbouring tenant's: Dental Clinic, Denturist, Podiatric Clinic, Physiotherapist, Acupuncture, Nurse Clinic, Esthetic Medical Clinic, Chiropractor, Hairdresser, Biron Santé, Sushis restaurant and Passion Café.



FEATURES



Construction
1987



Zoning
C-555



Lot #
2 509 170



A/C
Yes



Number of floors
3



Exterior cladding
Brick



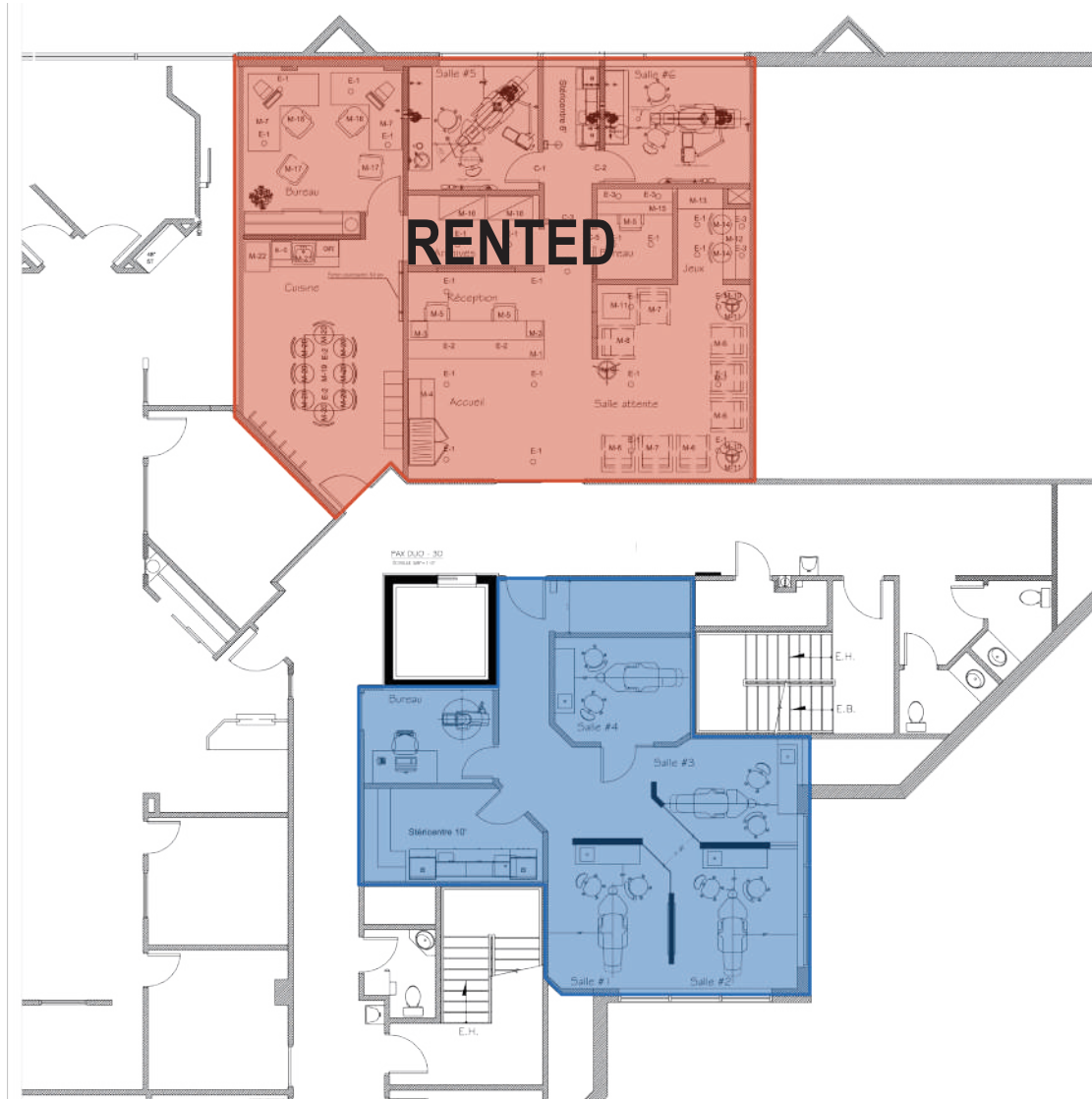
Elevator
1



W/C
Public (shared)

PLAN 3rd FLOOR

Note: Ground-floor plan to come.



Suite #350: RENTED

Suite #320: 998 ft²

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.



**Michel
LABBÉ**

Partner
Certified Real Estate Broker AEO
m.labbe@intercomsi.com

450 655-1334



INTERCOM
SERVICES IMMOBILIERS
Agence immobilière