

FOR RENT

BOUCHERVILLE

1160 Place Nobel

COMMERCIAL-OFFICES

2,000 to 8,000 pi²
subdividable



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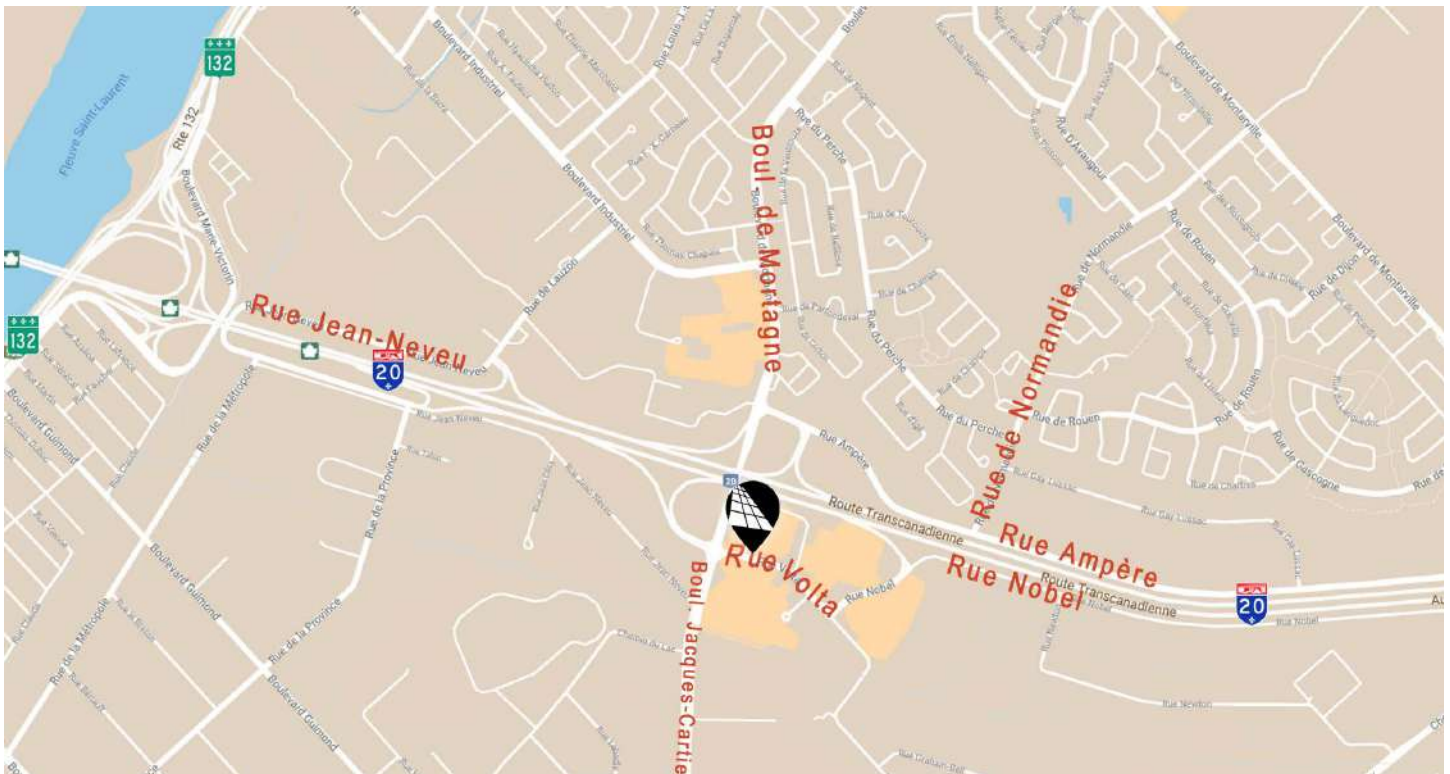
INTERCOM
SERVICES IMMOBILIERS
Agence immobilière

450 655-1334




 intercomsi.com

HIGHLIGHTS




- Rare opportunity in this market, strategic location at the entrance of the commercial Complex 20/20
- Great visibility, located on a busy street of Boucherville
- Easy access to :
 - Highway 20 (exit 92) ± 800 m
 - Route 132 at $\pm 2,5$ km
 - Highway 30 at ± 7 km
- Downtown Montreal is at ± 18 km (22 minutes without traffic)
- Near a multitude of services, banks, restaurants, grocery stores, gas stations, coffee shops, hotels, etc.
- Ideal for all your projects, whether it is a regional trade, a professional office or other
- Ideal space for any business related to renovation or decoration
- Premises delivered "base building" allowing the interior layout according to your needs.
- Outdoor signage available



LOCATION

-  Public Transit
#25, 61, T89, 123, 161, 185
-  Main Roads
H20, H30, R132
-  Road Bridges
Tunnel Louis-H.-La Fontaine (± 4 km) and Jacques-Cartier Bridge (± 12 km)

DEMOGRAPHY (5 KM Radius, excluding Montreal)

-  91,613 Residents
 -  39,376 Households
 -  \$121,234 Average Household Income
- ©Sitewise - Estimated 2020 Statistics



GENERAL INFORMATION

Net Rent	\$27.00 / ft ²
Additional Rent (estimated)	\$8.00 / ft ²
Electricity / Energy	Excluded
Parking	60 stalls
Lease Term (minimum)	5 years
Occupancy	Immediate

AVAILABLE AREAS*

Building	15,725 ft ²
Total leasable area	8,000 ft²

Proposed Subdivision:

Space B	± 1,892 ft ²
Space C possibility to built a mezzanine	± 3,484 ft ²
Space D	± 2,676 ft ²

**These areas are approximate*

Immediate Neighbours: La Cage Brasserie Sportive, l'Avenue Restaurant, Tapis Lemonde, Le Vieux Duluth, Sushi-Shop, Pizzédélec, Empire

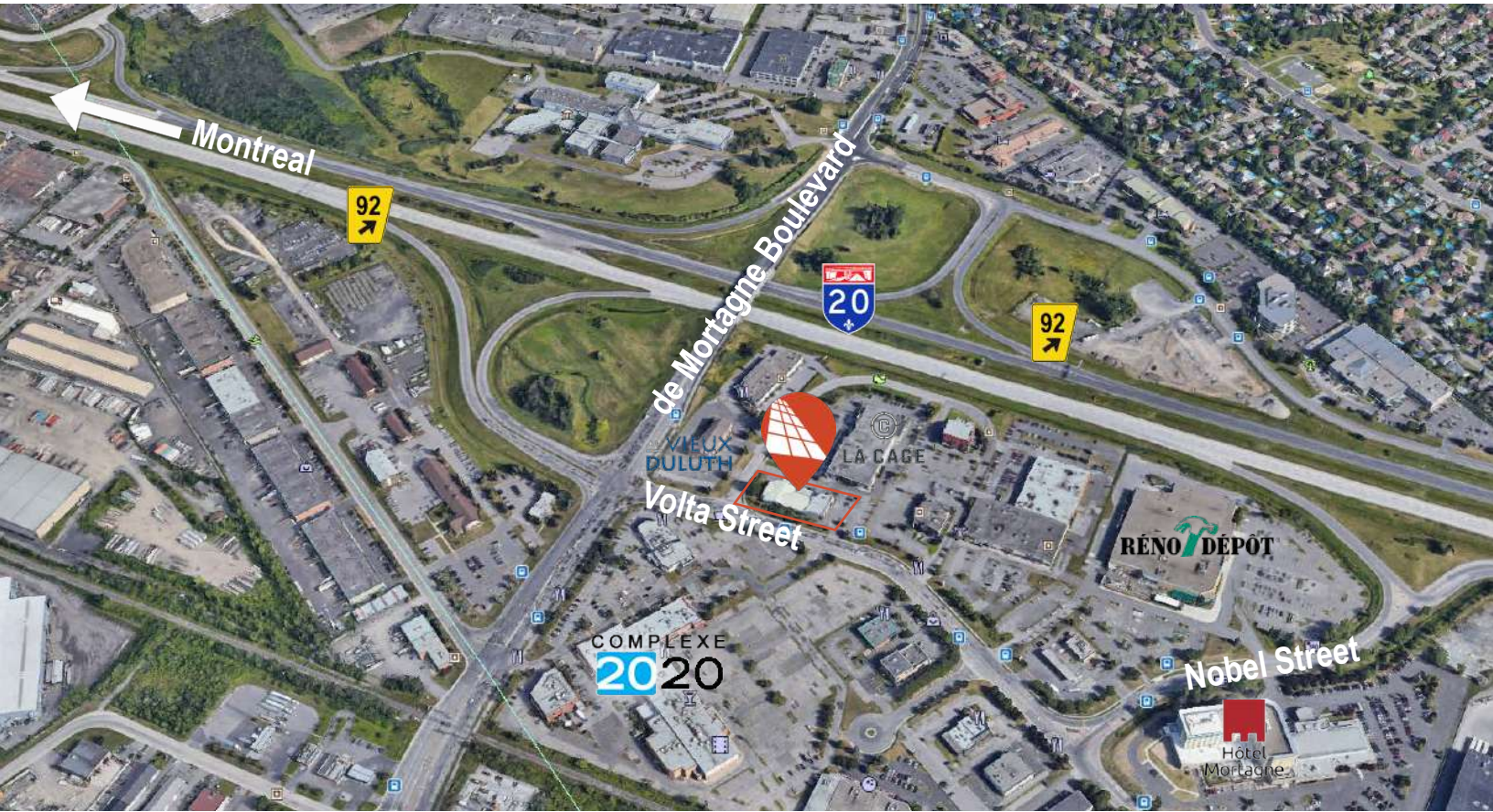


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FEATURES



Construction
1988



Zoning
C-673



Electrical entry
347 Amps / 600 Volts



Lot #
3 403 834



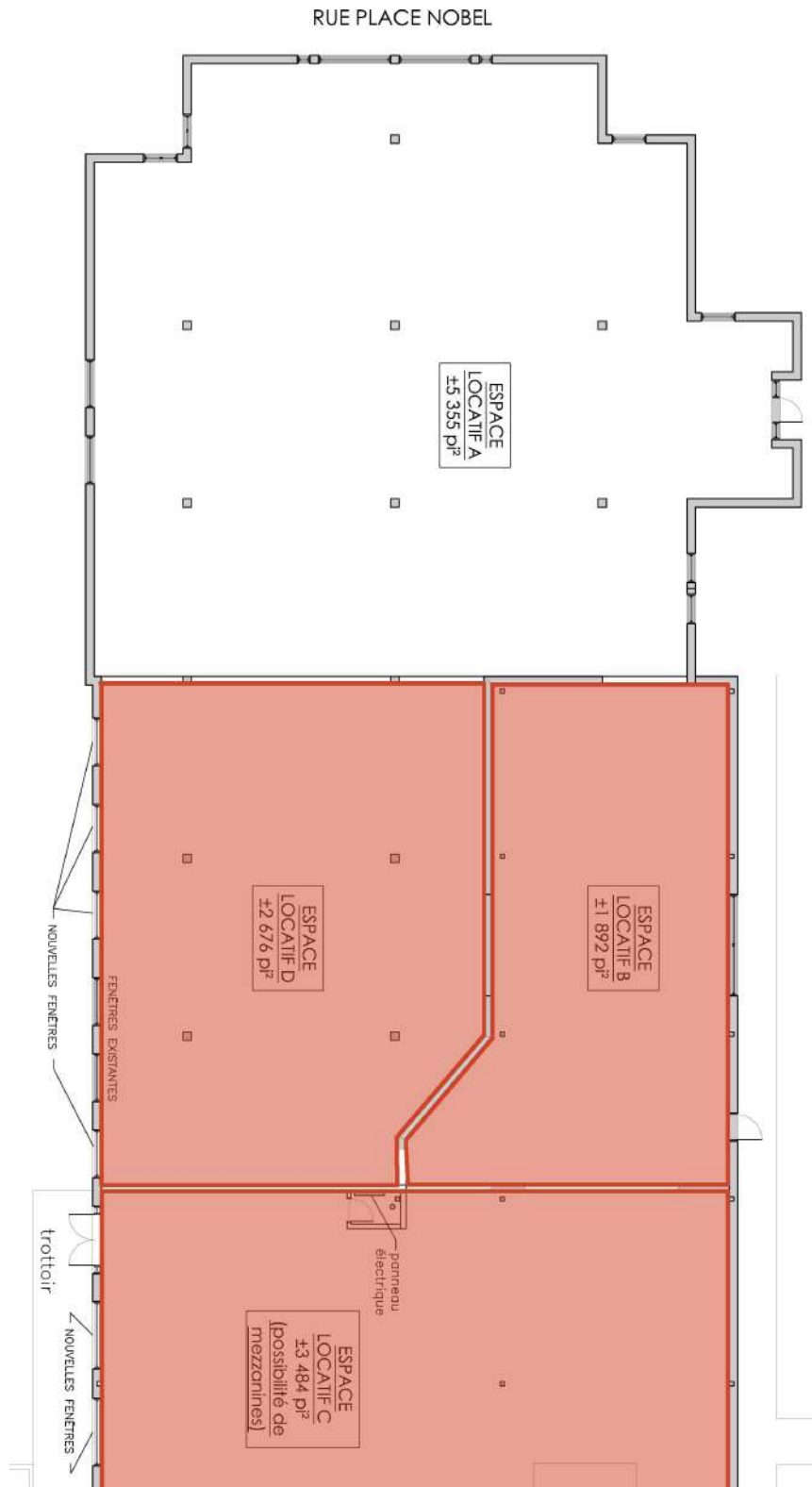
A/C
Yes



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PLAN



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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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