

FOR RENT

SAINT-HUBERT
5050 Gaétan-Boucher Blvd

COMMERCIAL
1,464 ft²



Michel LABBÉ

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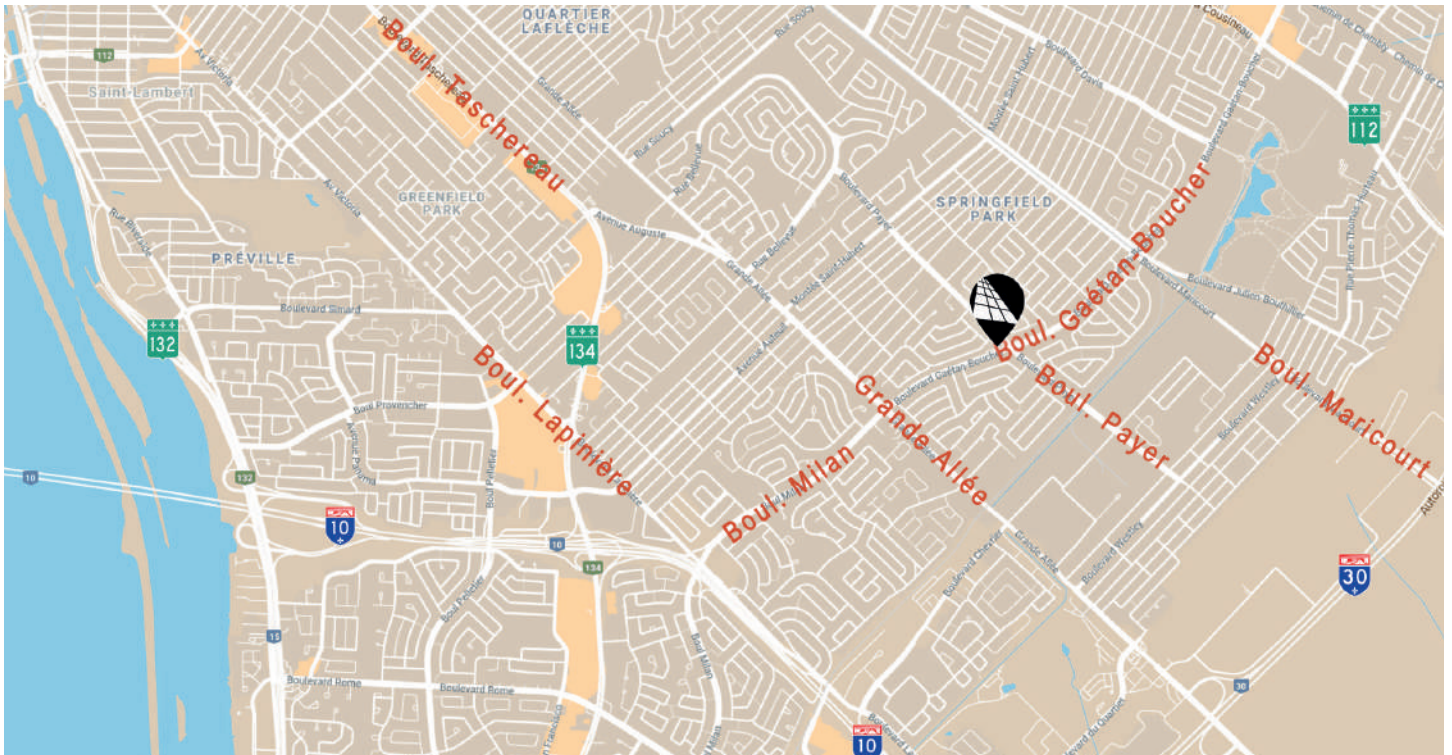
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HIGHLIGHTS

- Located on a street corner with traffic lights on a main artery (Gaétan-Boucher Blvd)
- Excellent location for all professional, personal or business services
- Proximity to the residential sector, ideal for local shops
- Easy access to:
 - Highway 10 (exit 8, Route 134) ±2 km
 - Route 112 et 134 ±3 km
 - Highway 30 (exit 69, Grande Allée) ±4 km
- Near a multitude of services: Banks, restaurants, pharmacies, coffee shops, grocery stores, gas stations
- Zoning allows local businesses, professional and specialized services
- Bright space with abundant windows
- Space delivered «base building» allowing construction of improvements according to tenant's needs
- Access for people with reduced mobility
- Possibility of outdoor signage on the building and on the pylon sign



LOCATION


 Public Transit
#4, 42, 60

 Main Roads
H10, H30, R112, R134

 Road Bridges
Samuel-de-Champlain Bridge(±6 km),
Mercier Bridge (±10 km) and
Jacques-Cartier Bridge (±13 km)

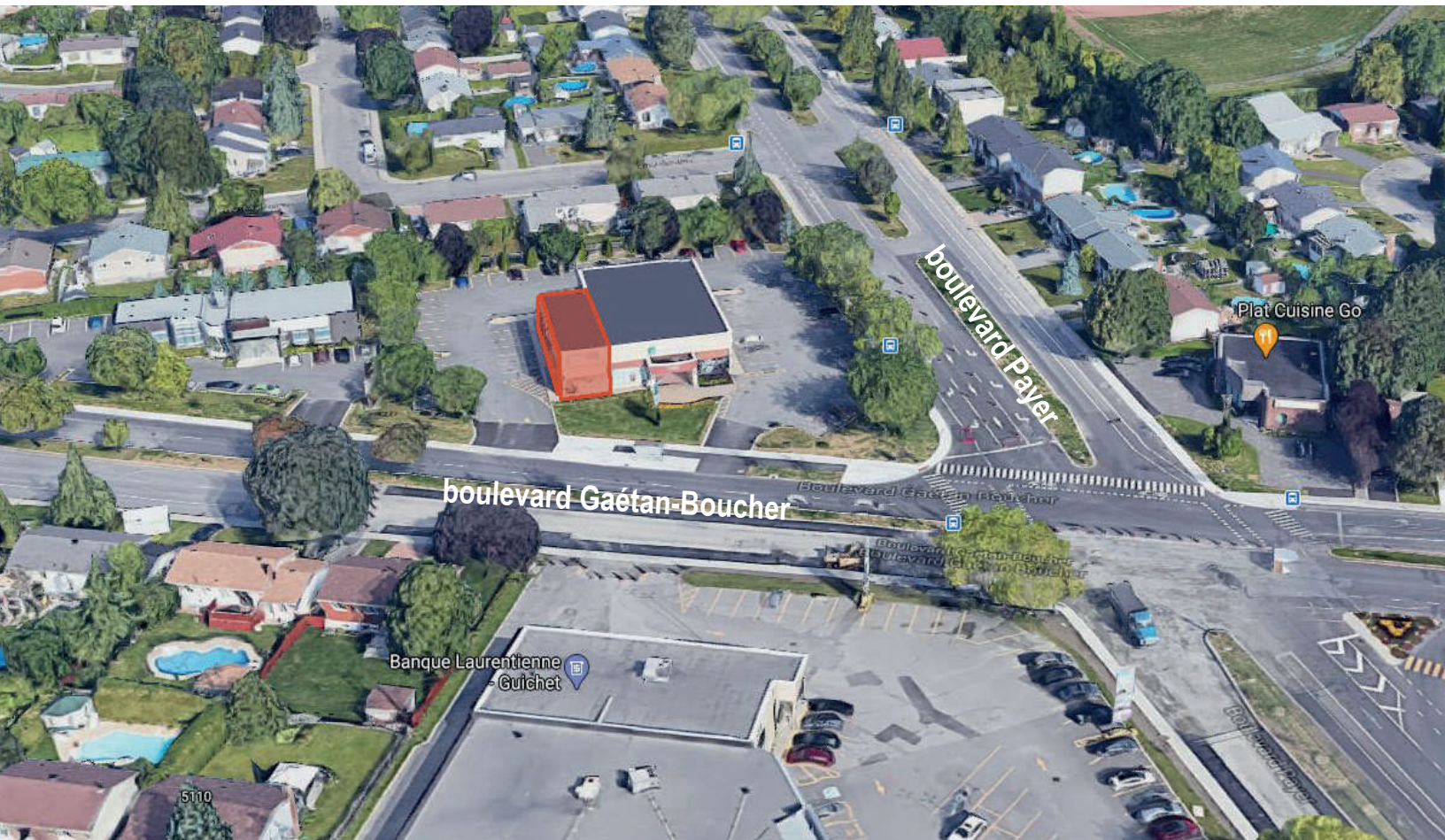
DEMOGRAPHY (5 KM Radius)

 185,696 Residents

 75,717 Households

 \$92,752 Average Household Income

©Sitewise - Estimated 2020 Statistics



GENERAL INFORMATION

Net Rent	\$12.50 / ft ²
Additional Rent (estimate)	\$12.50 / ft ²
Monthly Rent (2020)	\$3,050 / month
Electricity / Energy	Excluded
Parking	± 40 stalls
Lease Term (minimum)	5 years
Occupancy	November 2021

AREA AVAILABLE*

Total leasable area	1,464 ft ²
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**The area is approximate*

Immediate neighbours: Caisse Desjardins, Bessette Notary



FEATURES



Construction
2005



Zoning
C-820



Lot #
2 666 426



Roof
Flat roof



Electrical Entry
To be confirmed



A/C
Yes



WC
Private

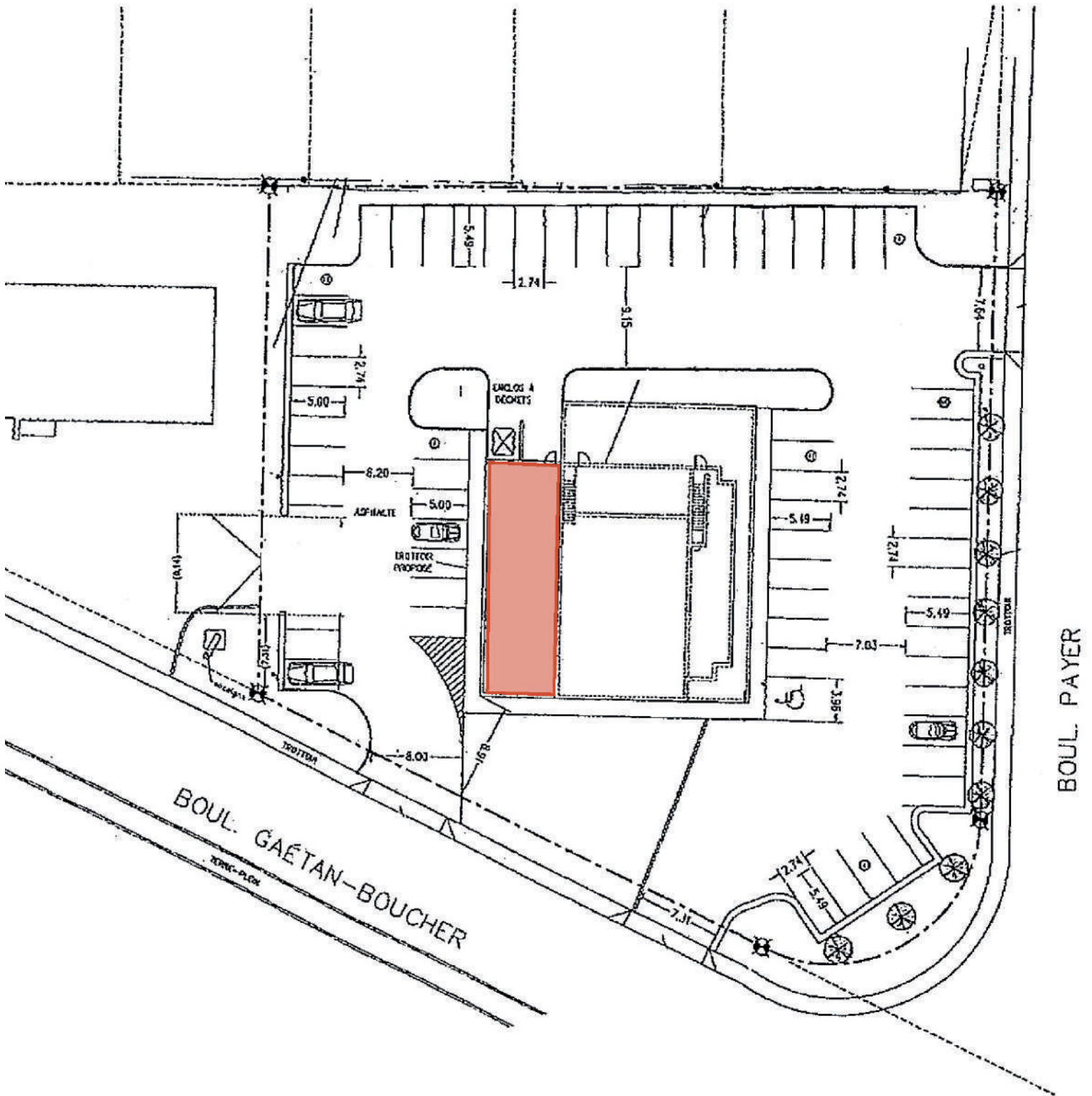


Security
Alarm system



Ventilation
HVAC

LAYOUT PLAN



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
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