

# FOR RENT

**BOUCHERVILLE**  
691, du Lac Road

**COMMERCIAL**  
2,224 ft<sup>2</sup>



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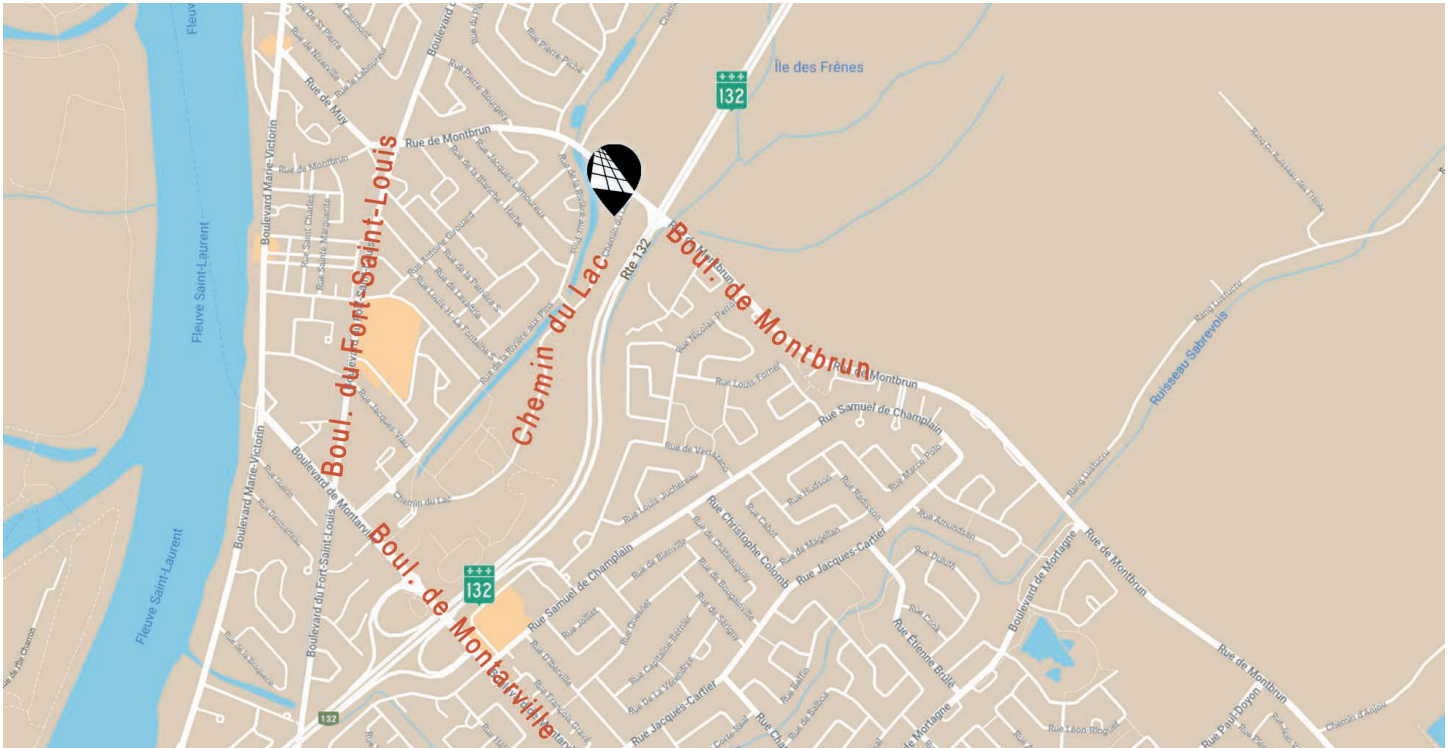
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# HIGHLIGHTS

- Rare opportunity in this market
- Strategic location to serve customers in surrounding cities (Varenes and Longueuil)
- Proximity to the residential sector
- Easily accessible
- 200 m from Route 132 and 5 km from Highway 20 / Tunnel Louis-H.-Lafontaine
- Located in one of the few such permissive areas of the City of Boucherville (variety of commercial uses, light and heavy, proximity or destination)
- Abundant windows, luminous area
- Existing layout: showroom, offices, kitchenette and workshop / warehouse
- Accessible to people with reduced mobility
- Outdoor signage available (\$)

**\* Building also for sale (\$1,950,000)**



## LOCATION


 Public Transit (RTL / EXO Varenes)  
#T90 / 720, 721, 722, 723

 Main Roads  
R132, H20, H30

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

## DEMOGRAPHY (5 KM Radius)

 44,836 Residents

 18,012 Households

 \$142,817 Average Household Income

©Sitewise - Estimated 2020 Statistics



## GENERAL INFORMATION

Net rent	\$18.00 / ft <sup>2</sup>
Additional rent (2021)	\$6.20 / ft <sup>2</sup>
Electricity / Energy	Excluded
Parking (shared)	30 stalls
Lease term	5 years
Availabilities	To be discussed

## AVAILABLE AREA\*

Suite #3	2,224 ft <sup>2</sup>
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\* The area is approximate

**Local Shops:** Point S - Pneus Carignan, Midas, Vitro Plus, Attaches de remorques Boucherville, Renovauto, Loutec, Daycare (2), Veterinary Clinic, Kewi Restaurant and Blackburn Fitness.



## FEATURES



Construction  
2008



Zoning  
C-166



Lot #  
2 510 107



A/C  
Office only



Drive-in door  
12 x 14



Electrical Entry  
225A / 600V

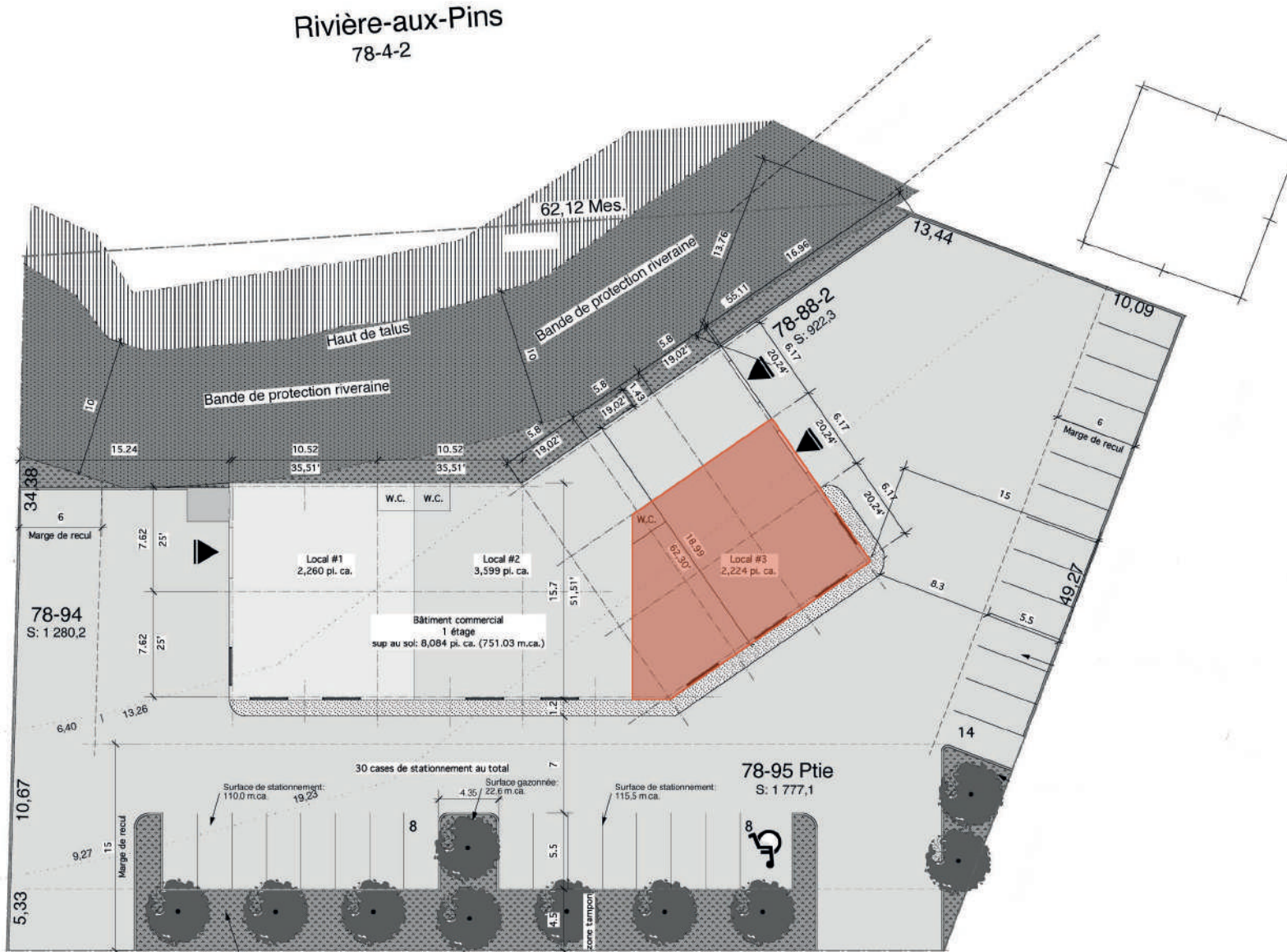


Exterior Cladding  
Brick



WC  
Private

# LAYOUT PLAN



#691  
Chemin du Lac  
78-6

## 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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