

FOR RENT

BOUCHERVILLE

650, Fort-St-Louis Blvd

COMMERCIAL | OFFICE

1,672 ft²



Suzy PARENT

Partner

Certified Real Estate Broker AEO

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450 655-1334

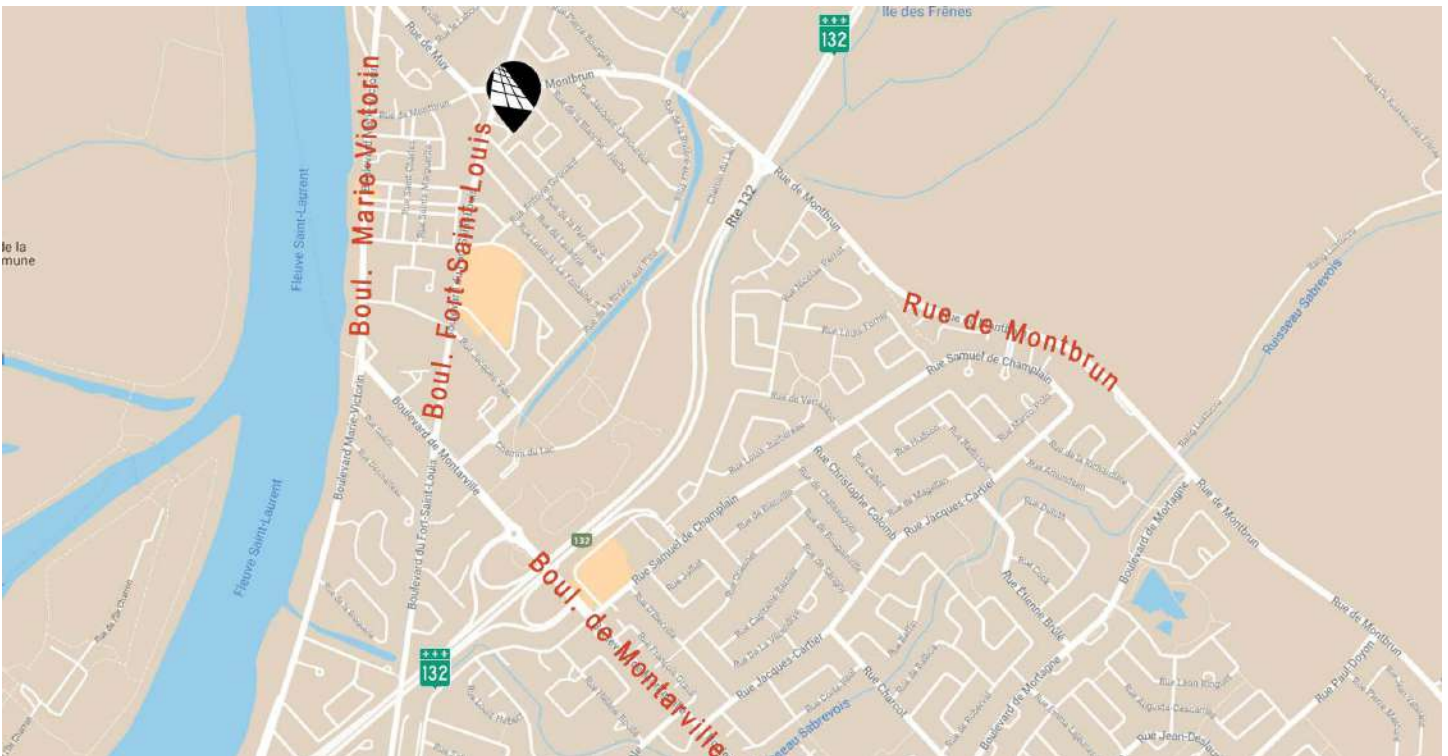
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HIGHLIGHTS

- Located on a main road (Fort-Saint-Louis Blvd)
- Easy access to:
 - Road 132 (± 1,2 km)
 - Highway 20 (±6 km)
- Great visibility
- Near a residential area
- Nearby main services: restaurants, bank, pharmacy, grocery stores, etc.
- Office space ideal for professionals and/or local commerce
- Abundant fenestration and luminous space
- Fully built office space (± 2012) with:
 - reception,
 - 5 treatment rooms,
 - 3 office spaces,
 - kitchen area,
 - 2 W/C
- Accessible for person with limited mobility
- Exterior signage available (\$)



LOCATION


 Public Transit
#61, 81, 82

 Main Roads
R132, H20

 Road Bridges
Louis-H.-LaFontaine Tunnel (±6 km) and
Jacques-Cartier Bridge (±14 km)

DEMOGRAPHY (5 KM Radius)

 42,612 Residents

 17,019 Households

 \$143,600 Average Household Income

©Situswise - Estimated 2021 Statistics



GENERAL INFORMATION

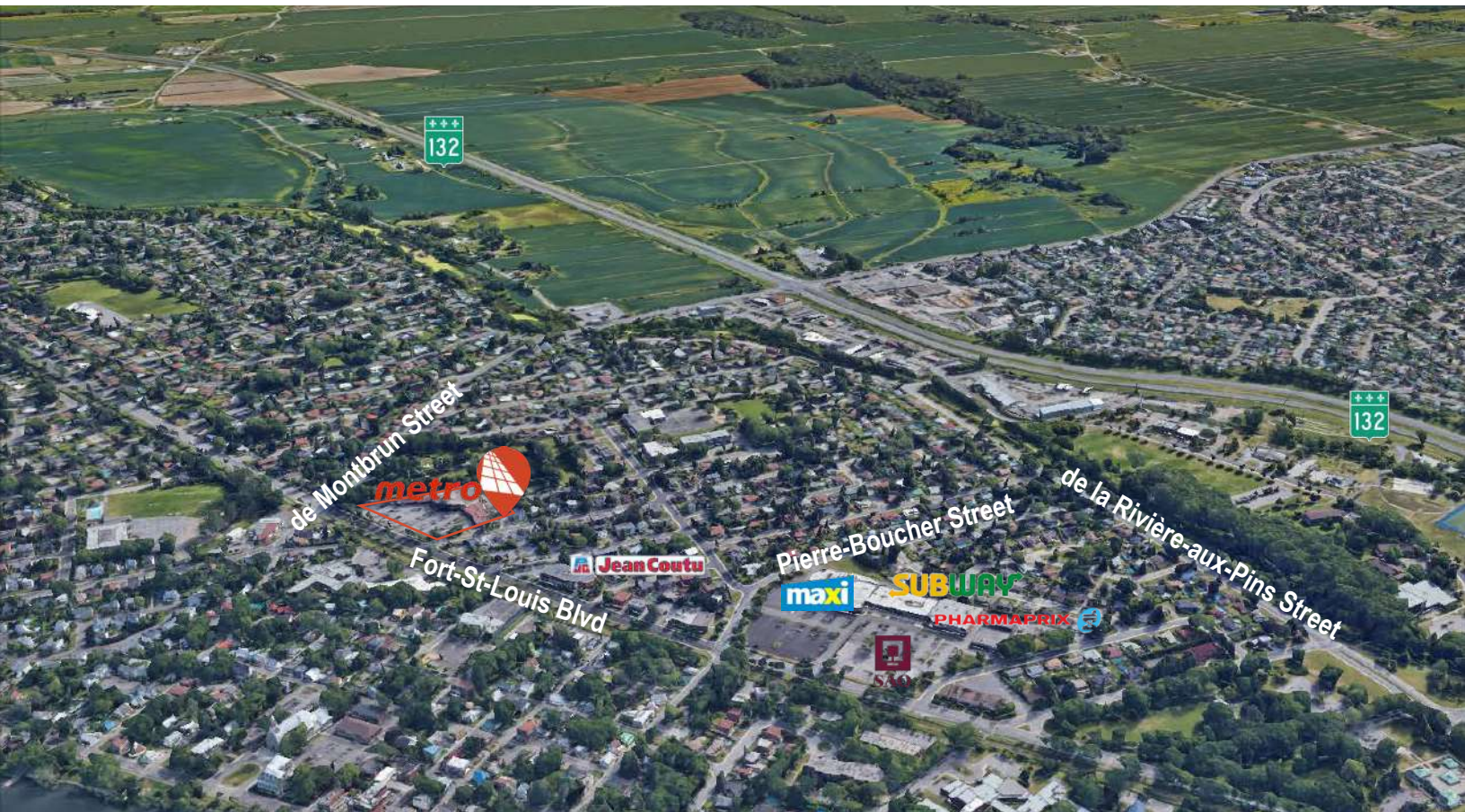
Net Rent	\$15.25 / ft ²
Additional Rent (2021)	\$7.25 / ft ²
Electricity / Energy	Excluded
Parking	Ample
Lease Term	Minimum 5 years
Availability	Immediate

AVAILABLE AREA*

Local #18 (Ground Floor)	1,672 ft ²
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** The area is approximative*

Includes: Washer and dryer entries, water inlet in each treatment room and at the back, connectable natural gas, numerous parking spaces



FEATURES



Construction
1966



Zoning
C-182



Lot
1 909 435



A/C
Yes

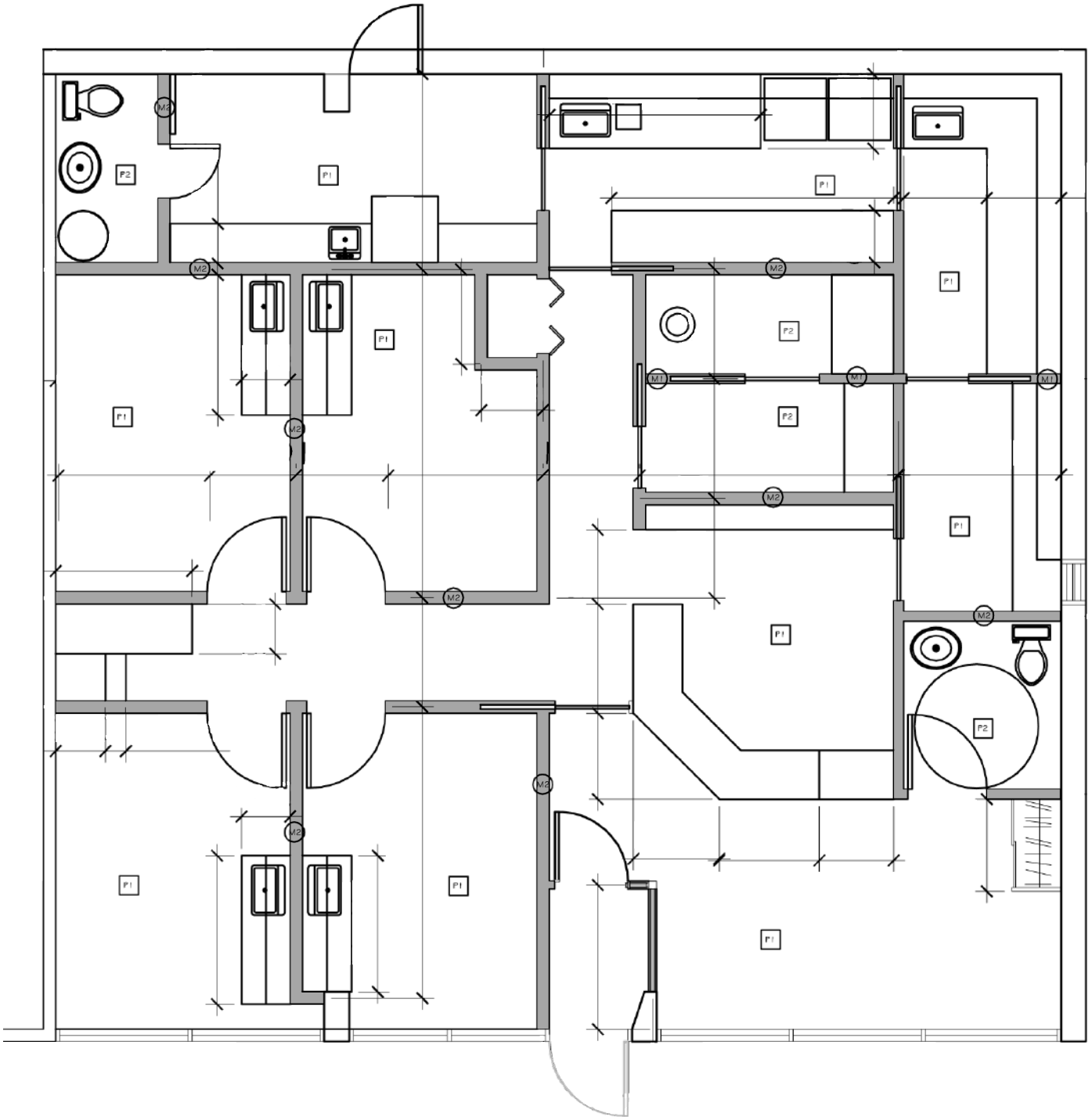


W/C
Private



SUZY PARENT
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SUITE #18 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.



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