

FOR RENT

LONGUEUIL

1750 Marie-Victorin Boulevard

COMMERCIAL

480 ft²

1,014 ft²

3,007 ft²



Michel LABBÉ

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

450 655-1334

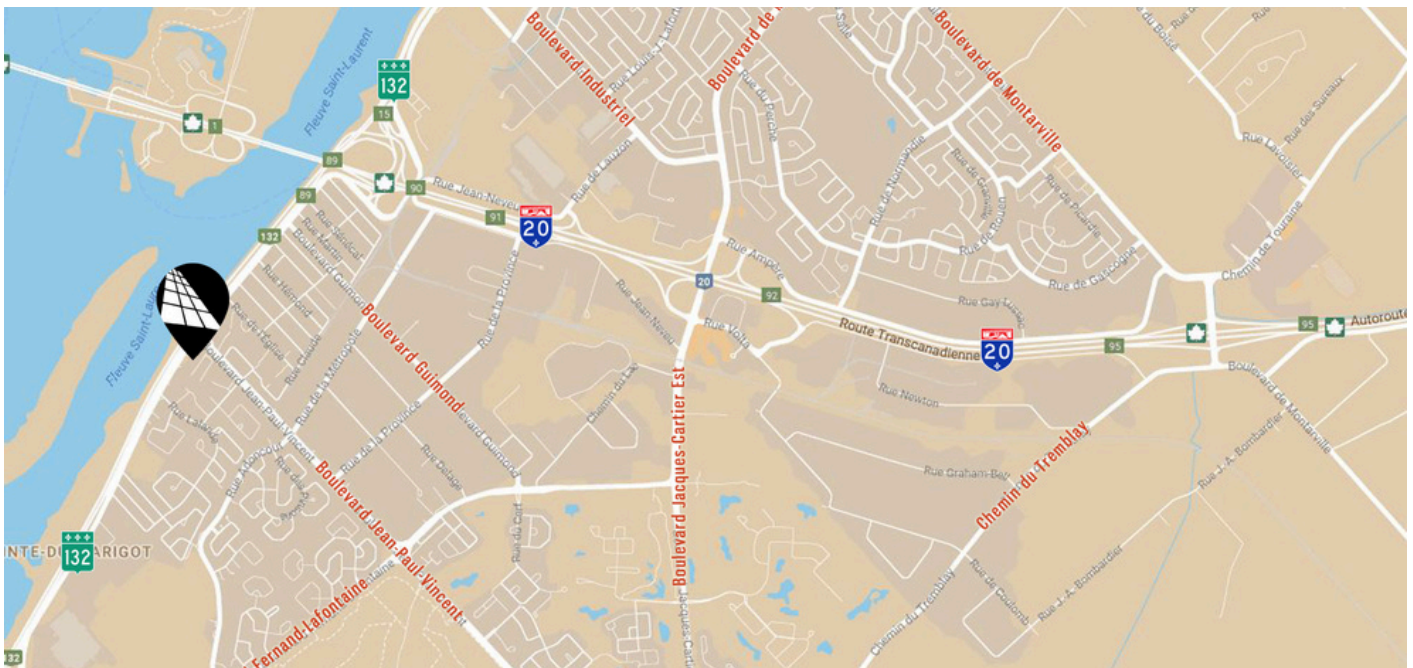


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POINTS D'INTÉRÊTS

- Clear view from Road 132
- Easy access to Highway 20 (±2 km) and Road 132 (±3 km)
- Near a multitude of services
- Located at the intersection of Jean-Paul-Vincent and Marie-Victorin Boulevards
- Near a residential area
- The annual average daily traffic is 82,000 passages in front of the building (source: Atlas du Transport)
- Renovated common area
- Rear service door (on some premises)




LOCATION

 Public Transit
#25, 29, 81, 123


 Main Roads
A20, R132

 Road Bridges
Louis-H.-La Fontaine Tunnel (±5 km)
and Jacques-Cartier Bridge (11 km)

DEMOGRAPHY (5 km Radius, excluding Montreal)

 101,324 Residents

 69,068 Daytime Active Population

 46 741 Households

 \$116,232 Average Household Income

Sitewise - Estimated 2023 Statistics



SUITE 10



SUITE 1736



SUITE 1742



SUITE 1736

GENERAL INFORMATION

Base Rent	\$25.00 / ft ²
Additional Rent	\$10,00 / ft ²
Électricité / Énergie	Excluded
Parking (shared)	210 stalls
Availability	Immediate

AVAILABLE AREA

(approximate)

Suite 10	480 ft ²
Suite 1742	1,014 ft ²
Suite 1736	3,007 ft ²

Suites level Ground Floor

All suites have a private door giving direct access to the exterior and the parking lot

Locataires principaux:

Couche-Tard, Familiprix, Voyons Voir (eyewear), RTL, clinique médial, clinique dentaire, Apnée santé (sleeping clinic), Nautisme Québec, Nettoyeur, Vélo Électrique Dépôt, Bureau d'aide juridique and Re/max



POINTS TECHNIQUES



Construction
1989



Renovation
2015



Zoning
C21-044



Lot #
2 510 203

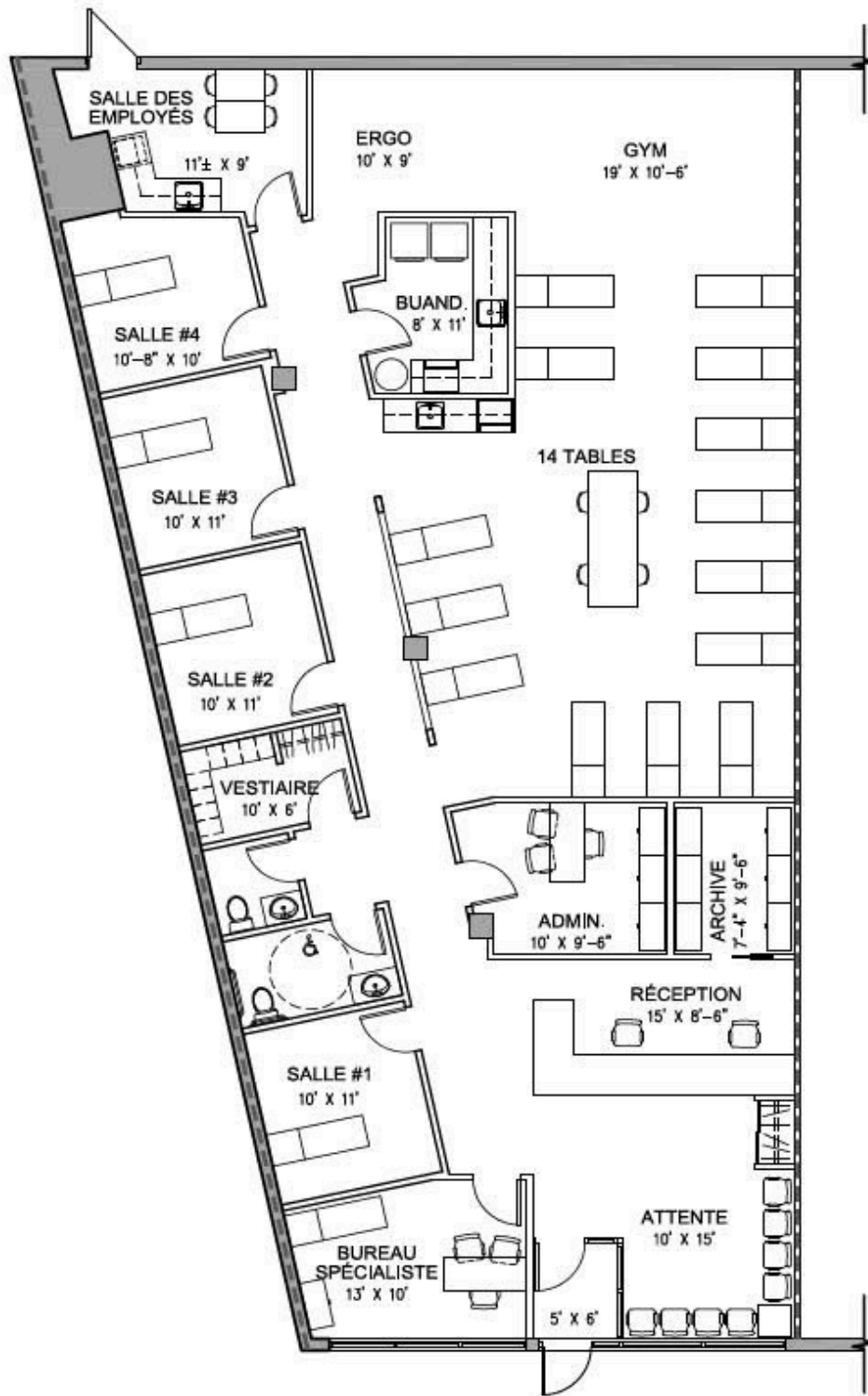


Sprinklers
Yes



Clear Height
Between 9'-13'

PLAN - 1736, Marie-Victorin



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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