

# FOR RENT

**LONGUEUIL**

1750 Marie-Victorin Boulevard

**OFFICE**

1,340 ft<sup>2</sup>



Michel LABBÉ

Certified Real Estate Broker AEO

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**450 655-1334**

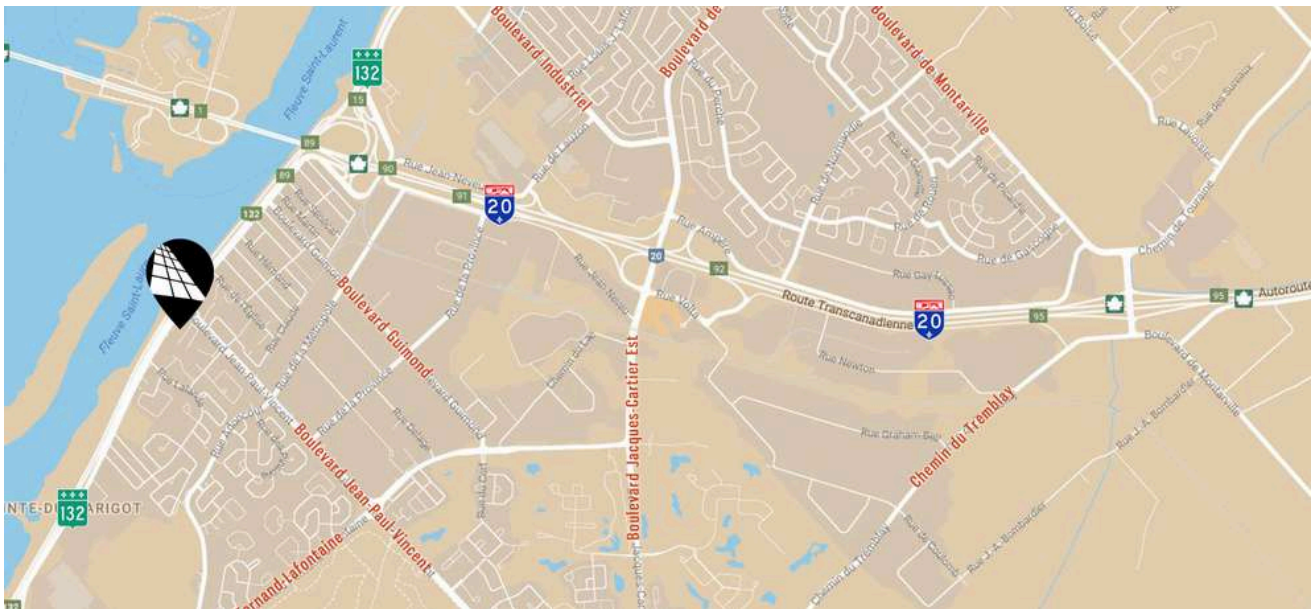


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# HIGHLIGHTS

- Clear view from Road 132
- Easy access to Highway 20 ( $\pm 2$  km) and Road 132 ( $\pm 3$  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)
- Commercial signage on the building facade and common pylon (subject to availability)
- Elevator



## LOCATION



Public Transit  
#25, 29, 81, 123



Main Roads  
A20, R132



Road Bridges  
Louis-H.-Lafontaine Tunnel ( $\pm 5$  km)  
and Jacques-Cartier Bridge (11 km)

## DEMOGRAPHY (5 km Radius, excluding Montreal)



103,688 Residents



111,930 Daytime Active Population



47,481 Households



\$ 123,929 Average Household Income

*Sitewise - Estimated 2024 Statistics*





## GENERAL INFORMATION

<b>Net Rent</b>	To be negotiated
<b>Additional Rent</b>	\$11.00 / ft <sup>2</sup>
<b>Electricity / Energy</b>	Included
<b>Availability</b>	To be negotiated
<b>Parking (shared)</b>	210 stalls

## AVAILABLE AREA

(approximate)

**Suite 240 | 2nd floor**

1,340 ft<sup>2</sup>

### Main tenants:



Medial clinic, dental clinic, Apnée santé (sleeping clinic), Nautisme Québec, Cleaner, Legal aid office and Re/max



## TECHNICAL POINTS



Construction  
1989



Renovation  
2015



Zoning  
C21-044



Lot #  
2 510 203

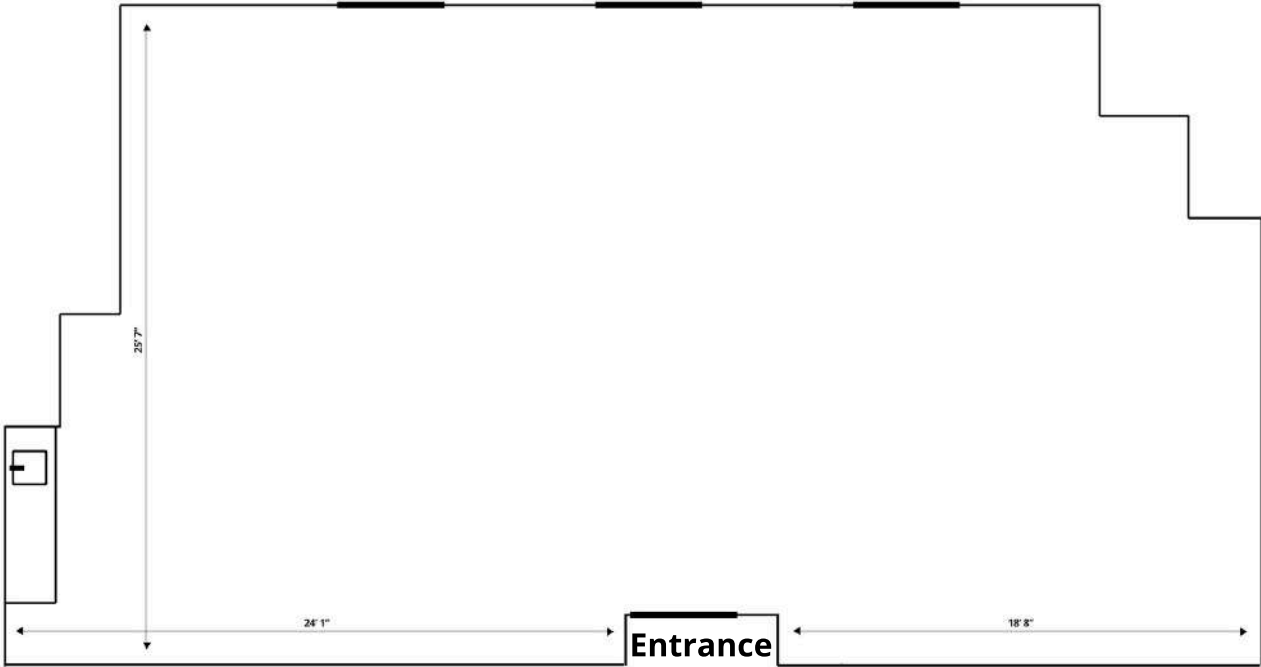


Sprinklers  
Yes



Clear Height  
Between 9'-13'

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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