

# FOR RENT

**BOUCHERVILLE**

280, boulevard Fort-Saint-Louis

**COMMERCIAL**

19 655 ft<sup>2</sup>



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# HIGHLIGHTS

- Ideal Location Near Route 132
- Less than 20 minutes from Montreal\*
- Located in a high-income residential area
- Layout and configuration adaptable to tenant needs
- Large parking area
- Outdoor signage available
- Previously leased by “Giant Tiger”

\*Without traffic



## LOCATION



Public Transit  
81, 83, 84, 85, 683



Main Roads  
A20, R132



Road bridges  
Louis-H. Lafontaine Tunnel (±4 km)  
and Jacques-Cartier Bridge (±13 km)

## DEMOGRAPHY

(5km radius, excluding Montreal)



56 886 Residents



72 139 Daytime Active Population



24 194 Households



\$172 741 Average Income/Household

*Sitewise - Estimated 2024 Statistics*





## GENERAL INFORMATION

|                         |                            |
|-------------------------|----------------------------|
| Asking price (RDC)      | 15,00 \$ / ft <sup>2</sup> |
| Asking price (Basement) | 5,00 \$ / ft <sup>2</sup>  |
| Additional Rent (2024)  | 4,65 \$ / ft <sup>2</sup>  |
| Electricity / Energy    | Excluded                   |
| Parking (shared)        | Ample                      |
| Availability            | Immediate                  |

## AREAS<sup>\*</sup>

(approximates)

|                     |                        |
|---------------------|------------------------|
| <b>Ground floor</b> | 19 655 ft <sup>2</sup> |
| <b>Basement</b>     | 6 737 ft <sup>2</sup>  |

\*Potential subdivision

## Principal tenants:





## FEATURES



Construction  
1966



Renovation  
2016-2019



Lot #  
6 114 581



Zoning  
C-326 (commercial)



Clearance height  
12' to 20'



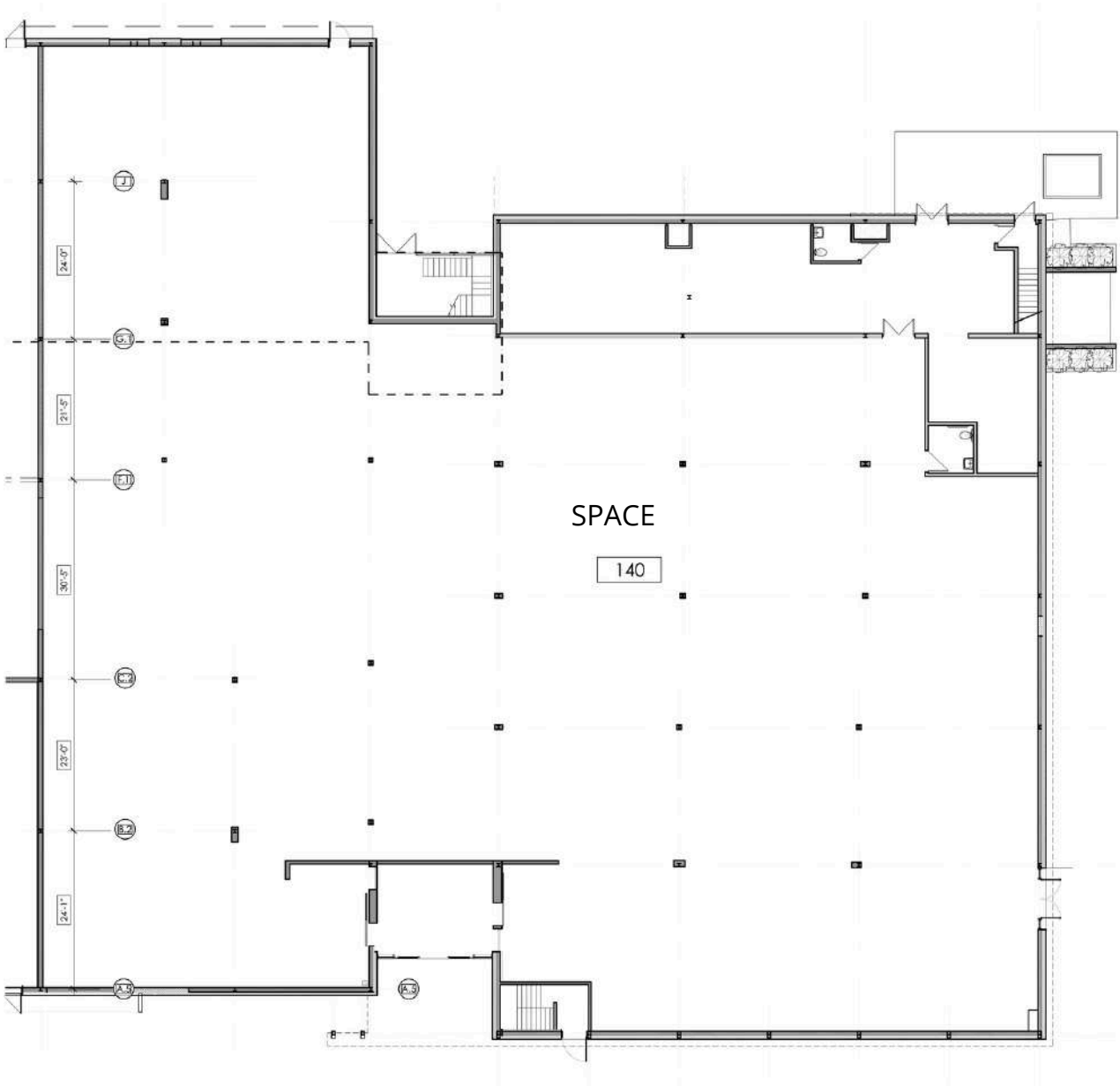
Sprinklers  
Yes



Electrical input and CVAC  
Based on needs



GROUND FLOOR





## 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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