

# FOR RENT

**BOUCHERVILLE**

1180, place Nobel

**COMMERCIAL**

3,587 ft<sup>2</sup>



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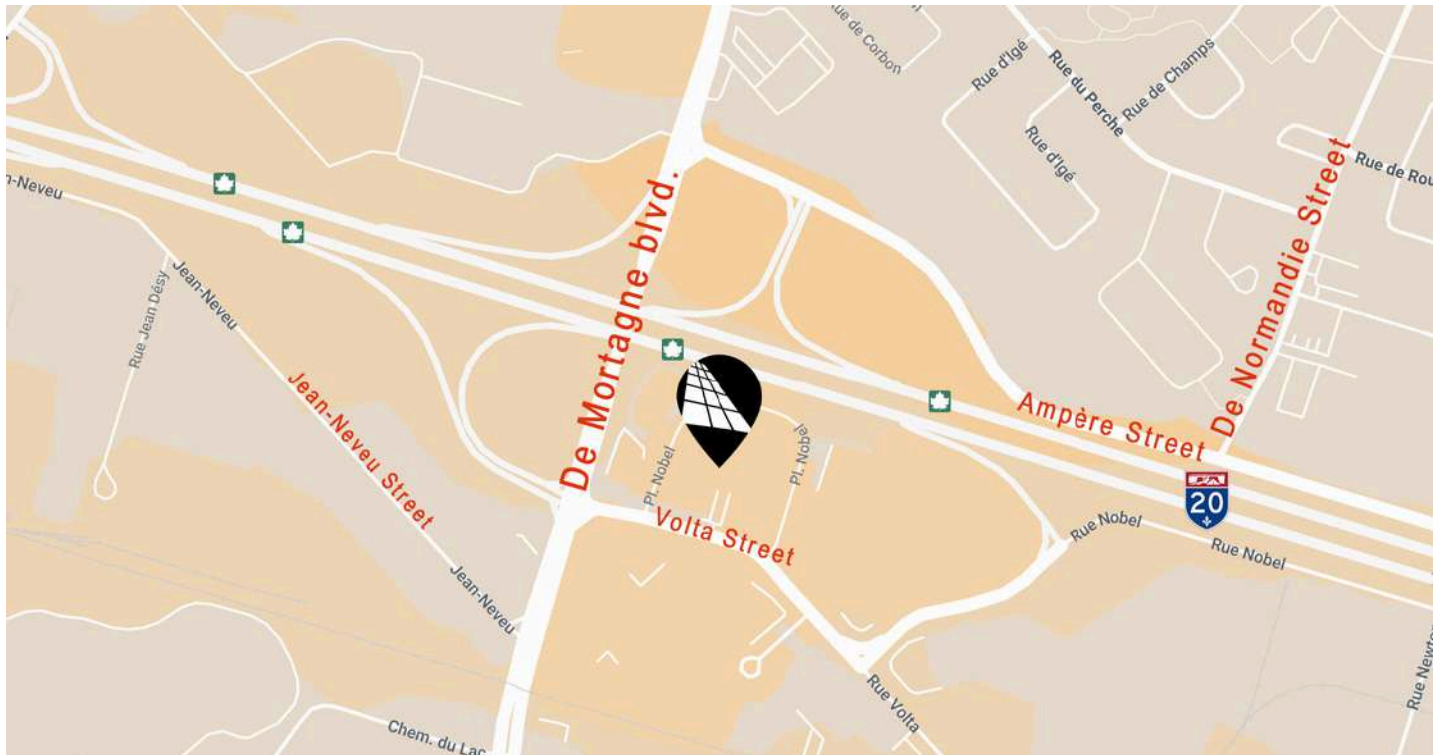
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**450 655-1334**

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# HIGHLIGHTS

- Excellent visibility and accessibility from Highway 20
- Located in a major commercial zone, with several restaurants
- A stone's throw from a major industrial district, creating traffic



## LOCATION



Public Transit  
#22, 25, 61, 120, 123,  
161, 185, 461, 462



Main Roads  
A20, A30, R132



Road Bridges  
Tunnel Louis-H. Lafontaine ( $\pm 3,4$  km)  
and Pont Jacques-Cartiers ( $\pm 11$  km)

## DEMOGRAPHY

5 km radius, excluding Montreal



94,783 residents



112,853 daytime population



40,444 households



\$148,903 average household income

*Sitewise - Estimated 2025 Statistics*



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SUZY PARENT





## GENERAL INFORMATION

Loyer net	\$24.00 / ft <sup>2</sup>
Additional rent (estimated)	\$8.00 / ft <sup>2</sup>
Electricity / Energy	Excluded
Parking (shared)	Ample
Rental period (min.)	5 years
Availability	Immediate

## AREA

(approximative)

**Suite B** 3,587 ft<sup>2</sup>

## FEATURES



Construction  
1997



Lot #  
3 403 836

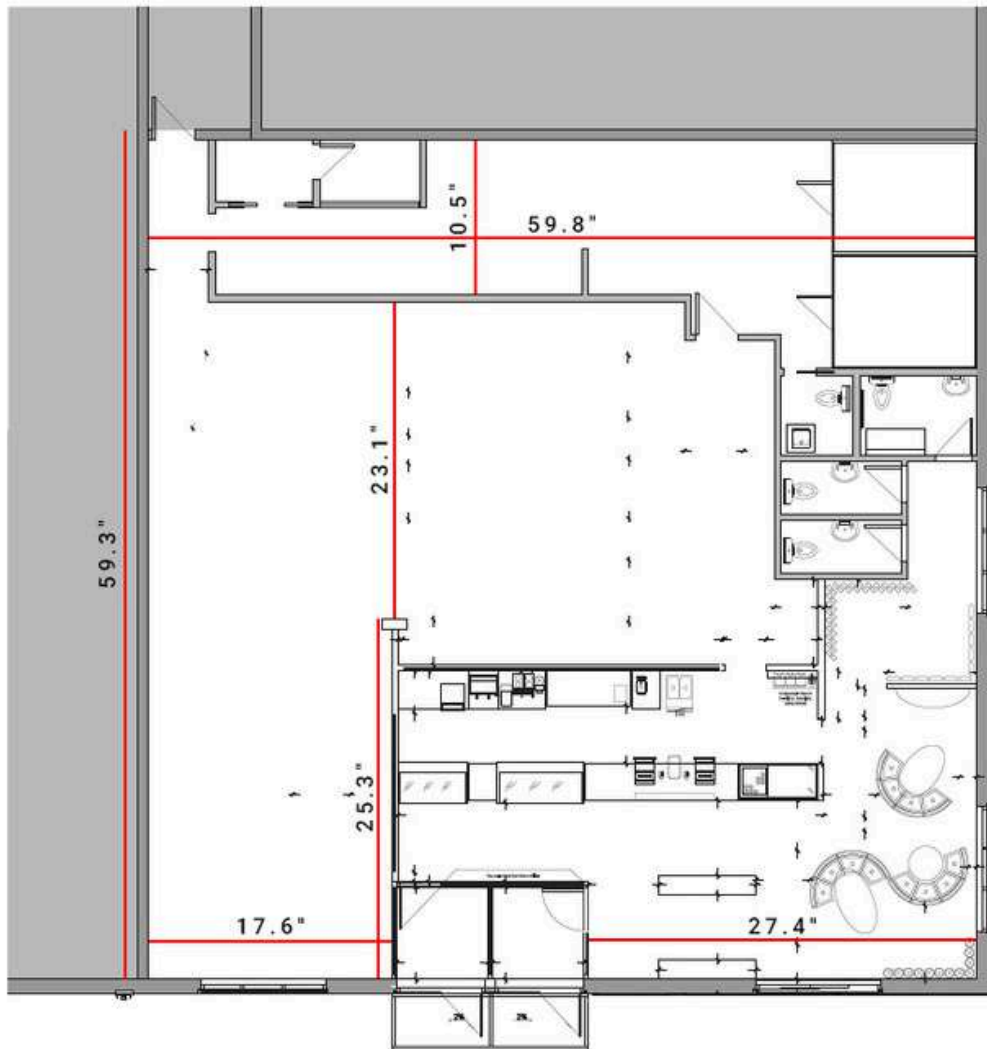


Zoning  
Commercial  
(C-673)



Clearance height  
20'

# SUITE PLAN



Place Nobel





## 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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