

FOR RENT

LONGUEUIL

1185 Du Tremblay Road

COMMERCIAL

1,204 ft²



Suzy PARENT

Certified Real Estate Broker AEO

s.parent@intercomsi.com

450 655-1334

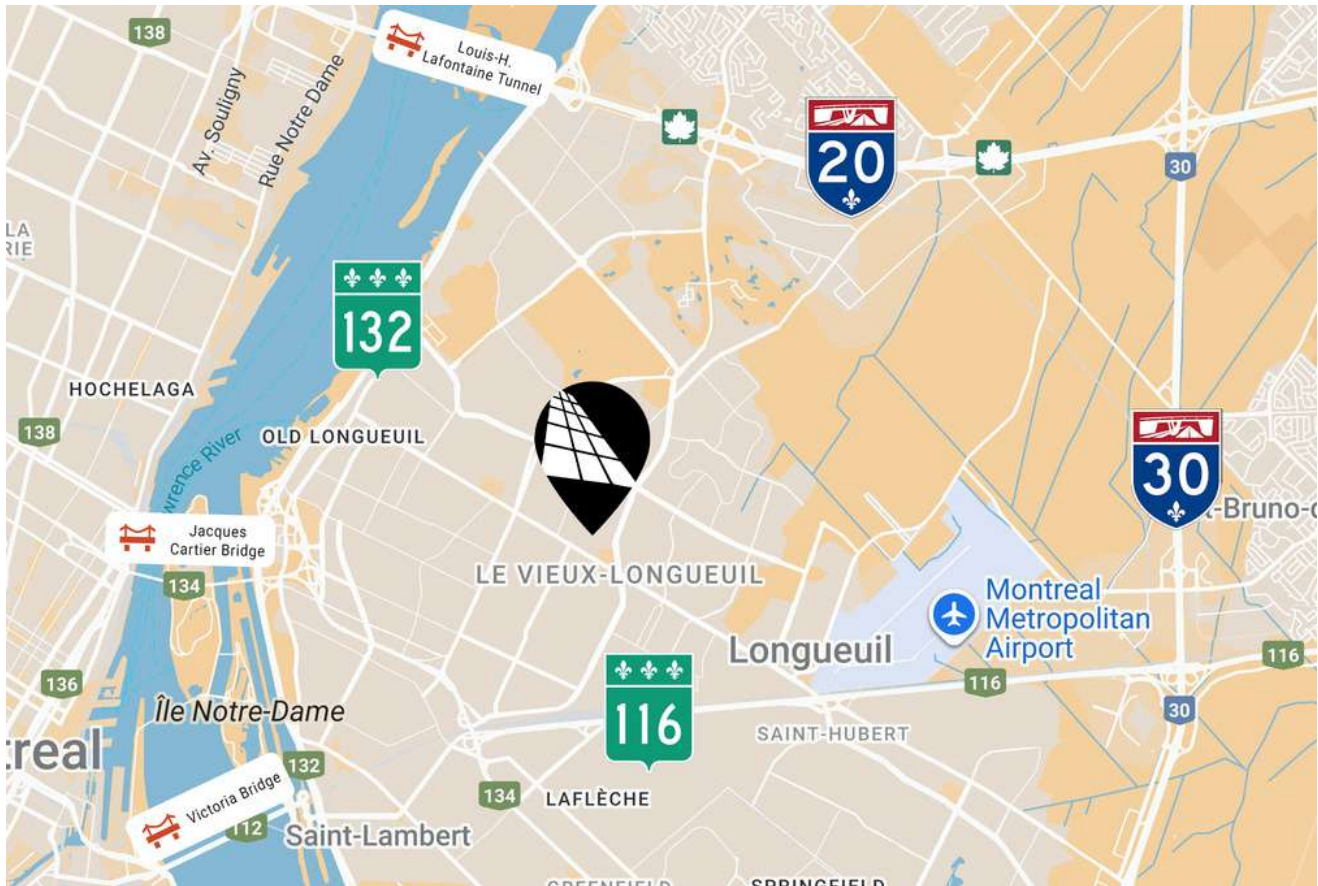


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HIGHLIGHTS

- Strategic location in Longueuil, near the Courthouse, Pierre-Boucher Hospital, and Place Longueuil shopping center
- High visibility on a major thoroughfare, perfect for attracting both local and regional customers
- Ideal for restaurants, professional offices, clinics, or neighborhood businesses



LOCATION



Public Transit
10, 16, 17, 76, 572, 616, 676



Main Roads
R132



Road Bridges
Jacques-Cartier Bridge (±7.5 km)
Louis-H.-La Fontaine Tunnel (±8.5 km)

DEMOGRAPHY

(5 km radius, excluding Montreal)



189,117 Residents



99,700 Daytime Population



48,962 Households



\$ 110,140 Average Household Income

Sitewise - Estimated 2025 Statistics



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GENERAL INFORMATION

Net Rent	25.00 \$ / ft ²
Additional Rent	11.70 \$ / ft ²
Electricity / Energy	Excluded
Availability	Immediate
Parking	Ample

Neighbor businesses



AREA

(approximatives)

Suite 130

1,204 ft²

Suite Level

First floor



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FEATURES



Construction
2007



Lot#
3 748 982



Zoning
M32-053



Sprinklers
Yes

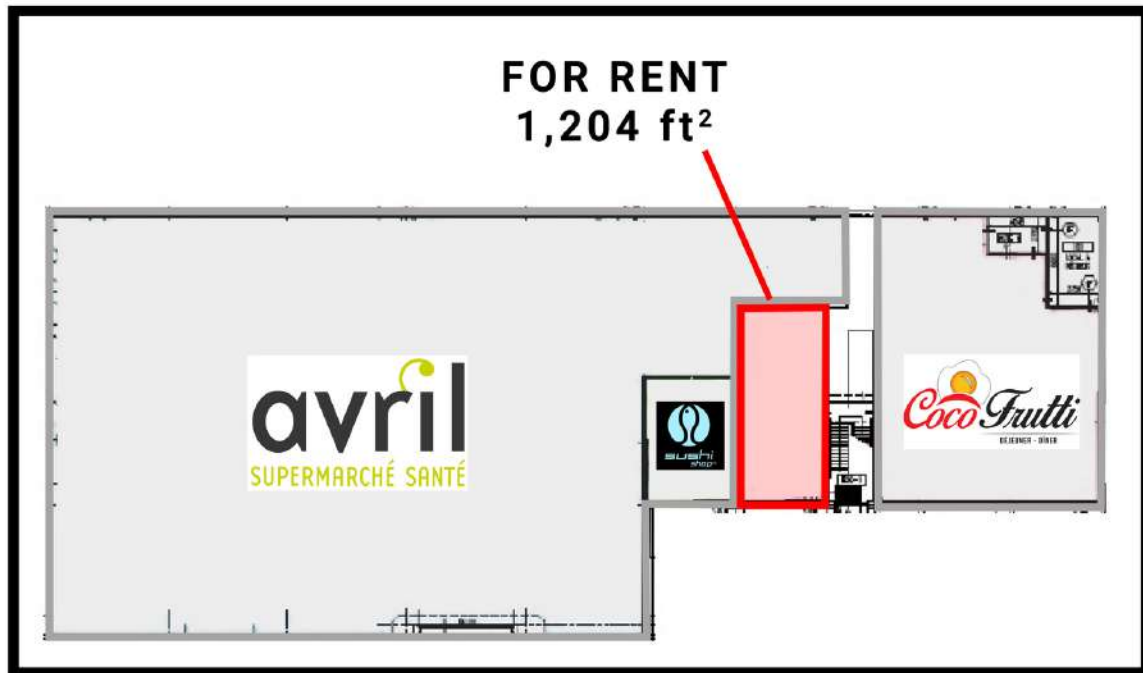


Display
Building
Pedestal (selon la disponibilité)



Clear Height
14'

PLAN



UNE EXPERTISE IMMOBILIÈRE QUI NE CESSE DE CROÎTRE

INTERCOM est là pour aider à faire les bons choix, basés sur la connaissance de nos courtiers immobiliers, de notre personnel de soutien et des différentes solutions possibles: c'est pourquoi nous existons.



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