

FOR RENT

LONGUEUIL

2592, de Chambly Road

OFFICE AND COMMERCIAL

2,591 ft²



Suzy PARENT

Certified Real Estate Broker AEO
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450 655-1334

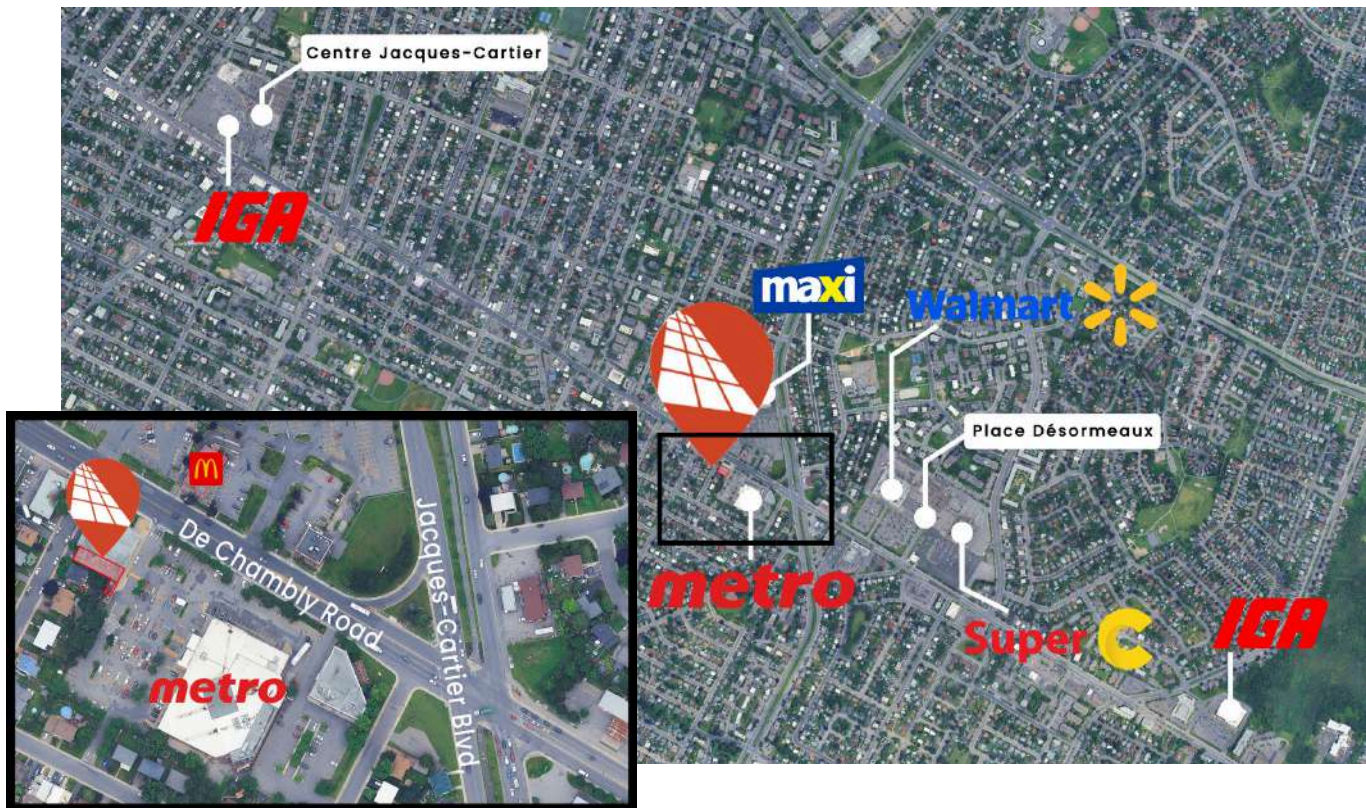


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HIGHLIGHTS

- Located along Chambly Road, one of Longueuil's main arteries, offering excellent visibility
- Near Place Désormeaux and the Centre Jacques-Cartier
- Located in a shopping center with a Metro supermarket and a banking institution
- Possibility for exterior signage on the building and on the pylon sign
- Space suitable for retail businesses, clinics (all specialties), and professional offices
- Accessible for people with reduced mobility
- Rear service door with access to parking



LOCATION



Public Transit
8, 16, 23, 28, 88, 123



Main Roads
R116, R134, R132



Road Bridges
Jacques-Cartier Bridge (±6 km)
et Victoria Bridge (±7.5 km)

DEMOGRAPHY

(5 km radius)



235,640 Residents



124,040 Active Population



105,795 Households



112,996 \$ Average Household Income

Sitewise - Estimated 2025 Statistics



Reception



Offices



Front



Access door

GENERAL INFORMATION

Net Rent \$22.00 / ft²
 Additional Rent \$7.00 / ft²
 Electricity / Energy Excluded

Parking (shared) Ample
 Availability Immediate
 Lease term (minimum) 5 years

AVAILABLE AREA

Suite
Suite Level

(approximate)
 2,591 ft²
 First floor

Main tenants



**BANQUE
 LAURENTIENNE**

metro



TECHNICAL POINTS



Construction
1950



Lot #
4 271 328



Zoning
M36-024 (C1 -C2)



Roofing
Asphalt and
gravel



A/C
Yes



Heating
Electricity



Exterior Cladding
Brick



Access Door
Yes



Clear Height
8'-9'



Electrical outlet
600 volts
200 amps



Number of floors
1



W/C
Private



Display
On pedestal



Storage
Basement
to be negotiated

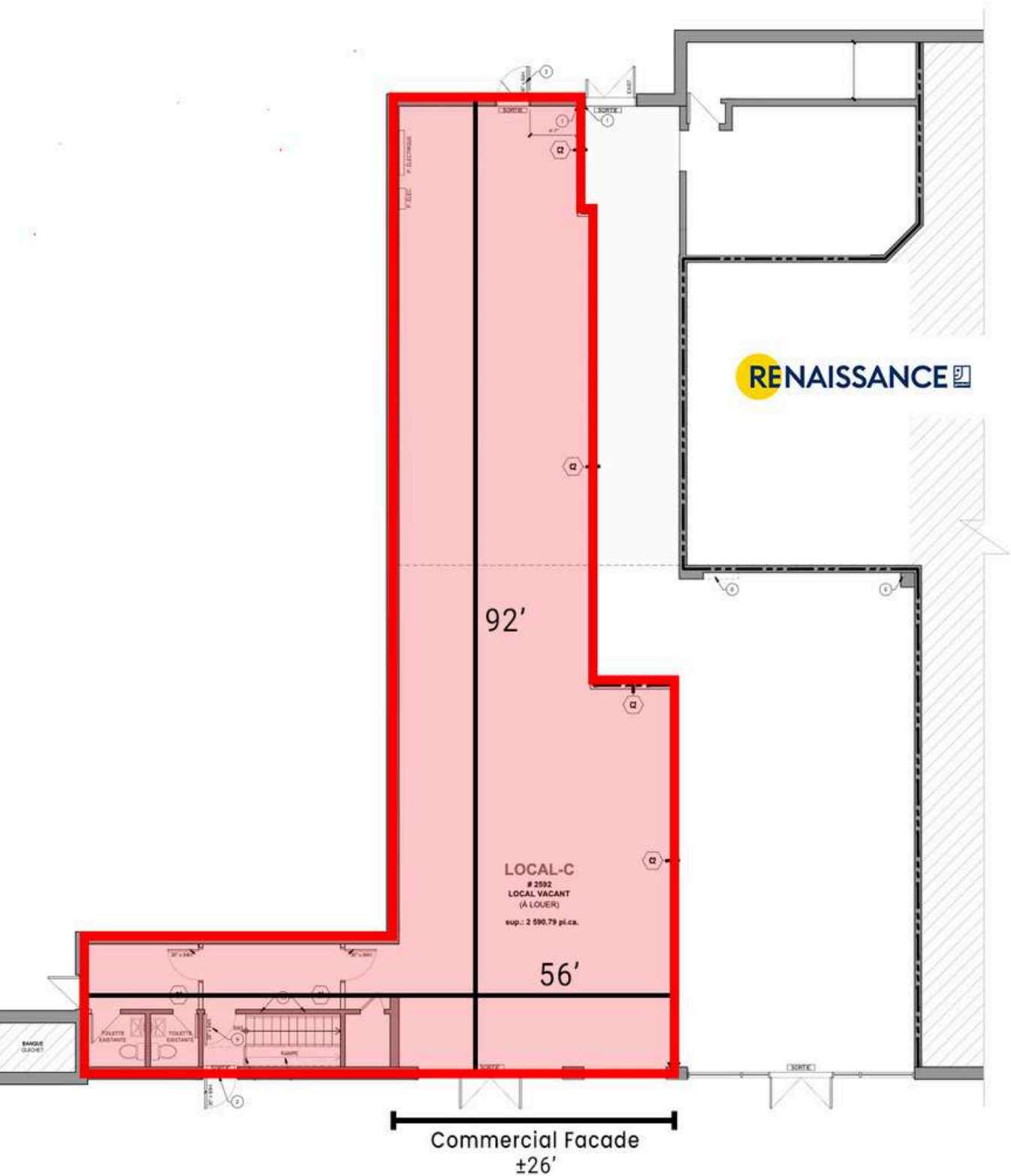


Furnished
Yes



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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.



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