



LE CITADIN COMMERCIAL SPACES FOR RENT



INTERCOM
SERVICES IMMOBILIERS
Agence immobilière

Trois-Rivières

Summary

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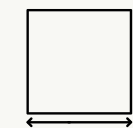
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General Information

The Citadin district is the first mixed-use urban neighborhood in Trois-Rivières. It brings together a variety of retail businesses, local services, and residential units. Easily accessible via **Highway 55**, Citadin is located near several growing residential areas.

The three buildings, scheduled for completion in **fall 2026**, are located in a high-visibility area with an average daily traffic count of **35,000 vehicles**. Zoning allows for a wide range of commercial uses within spaces ranging from **6,000 to 7,310 ft²**, depending on your needs. These spaces will offer brand-new, bright premises ready for tenant fit-out.



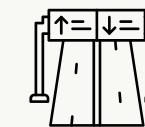
Areas
6,000 – 7,310 ft²



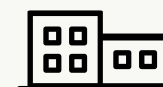
Autumn 2026
Spring 2027



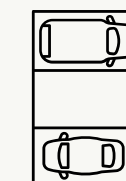
Daily Traffic Count
35,000



Accessible via
A55 (exit 186)



Zoning : C2, C3,
C4b, C4c, C5



Parking
Ample

Details



Net Rent	From \$ 32.00 / ft ²
Additionnal Rent	\$ 12.00 / ft ²
Energy/Electricity	Excluded
Areas	
#5	6,830 ft ²
#6	6,000 ft ²
#8	7,310 ft ²
Parking	Ample
Disponibility	Autumn 2026 Spring 2027
Minimum Lease Term	5 years

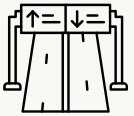
Environment

Location



Transports

STTR: 14, 16



Highways

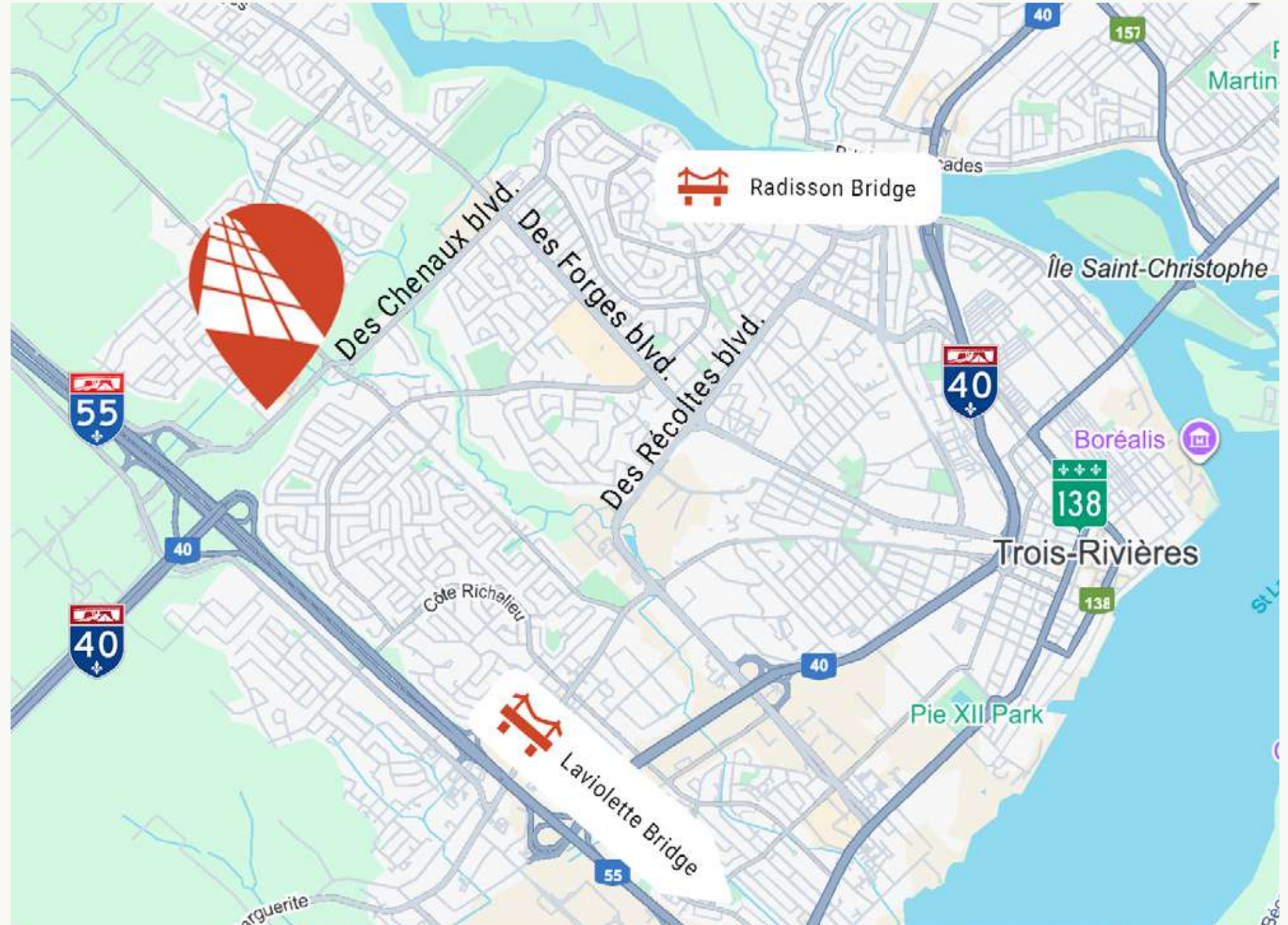
A55, A40, R138



Bridges

Radisson Bridge (6 km)

Laviolette Bridge (8km)



Environs

Demography

(5 km radius)



Population
68,375



Active Population
76,906



Households
32,803



Household Income
101,785 \$

Sitewise - Estimated Statistics 2025

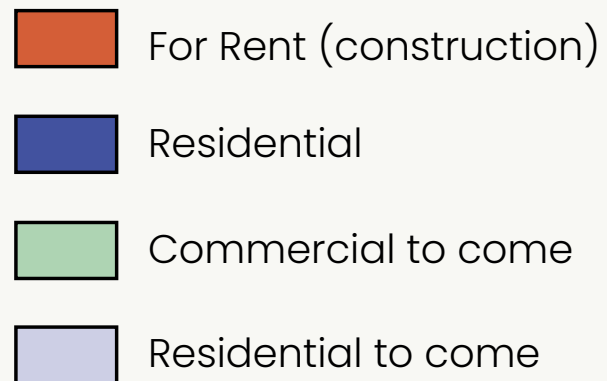


General plan

Businesses

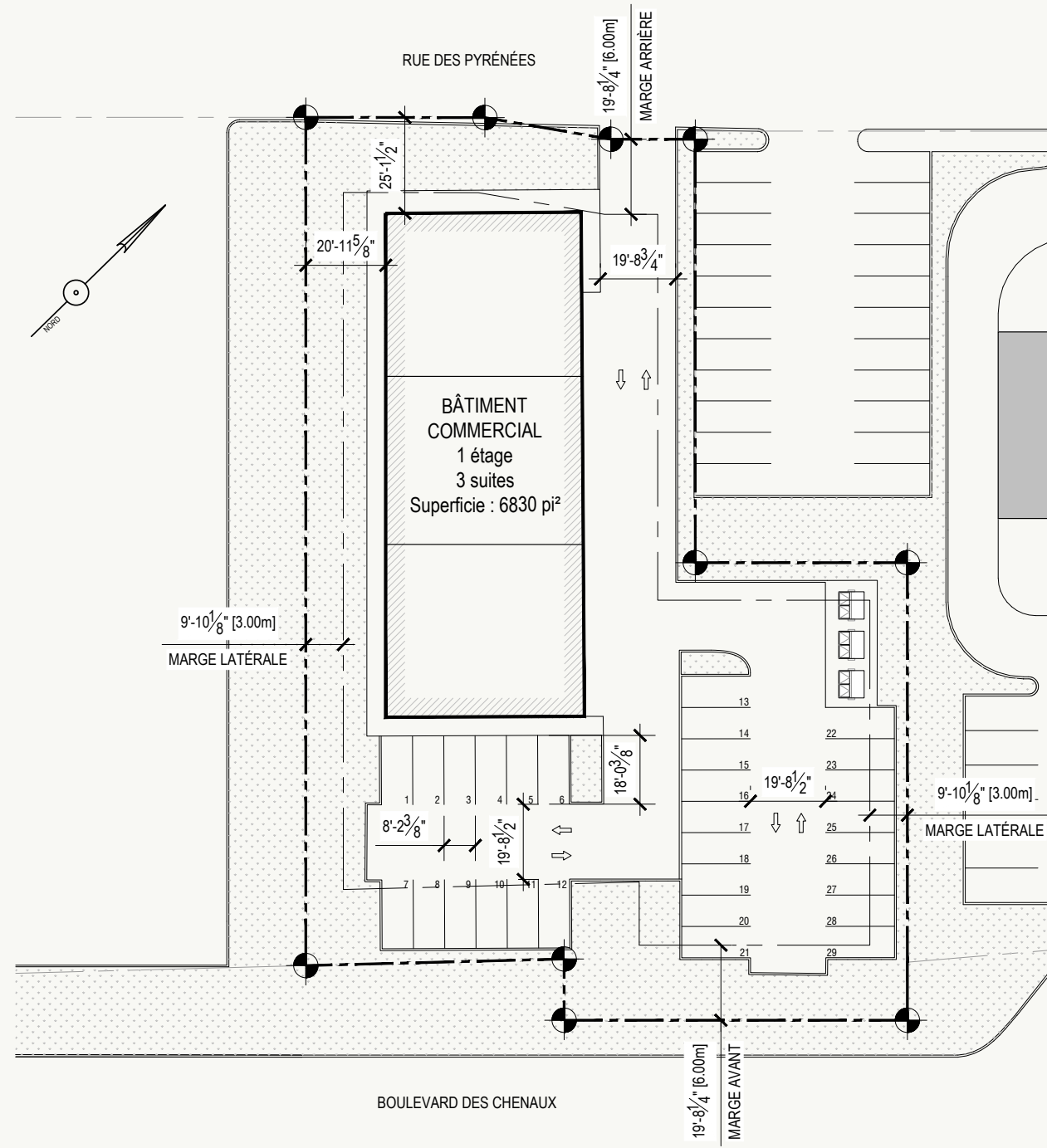


Legend



Plan

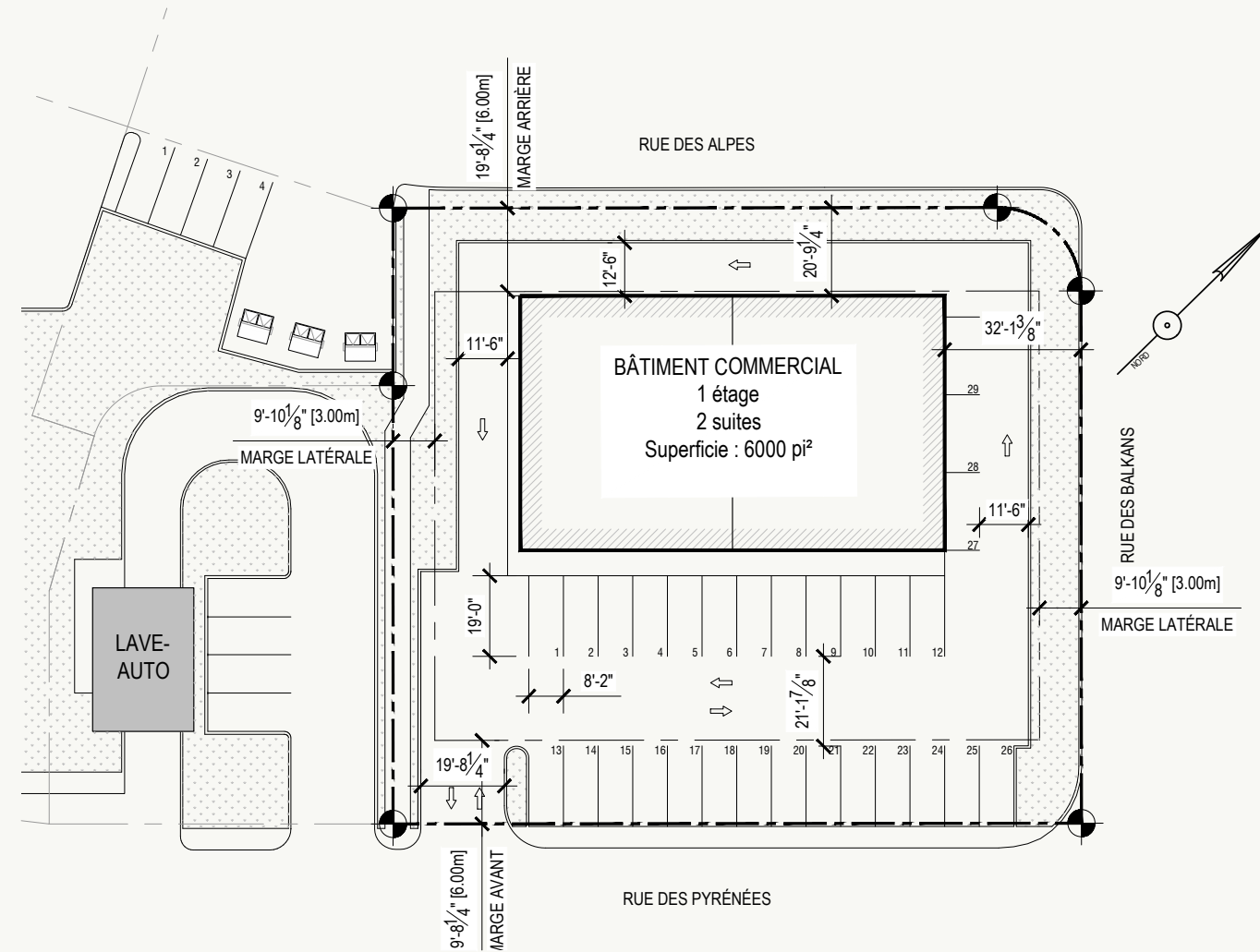
Building #5
6,830 ft²
Subdivisible to match your needs



Plan

Building #6
6,000 ft²

Subdivisible to match your needs



H

CONTRAT DE LOYER 2022

3D Rendering



Contact



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