

FOR SALE

LONGUEUIL

255, Roland-Therrien Boulevard

OFFICE

11,052 ft²



Michel LABBÉ

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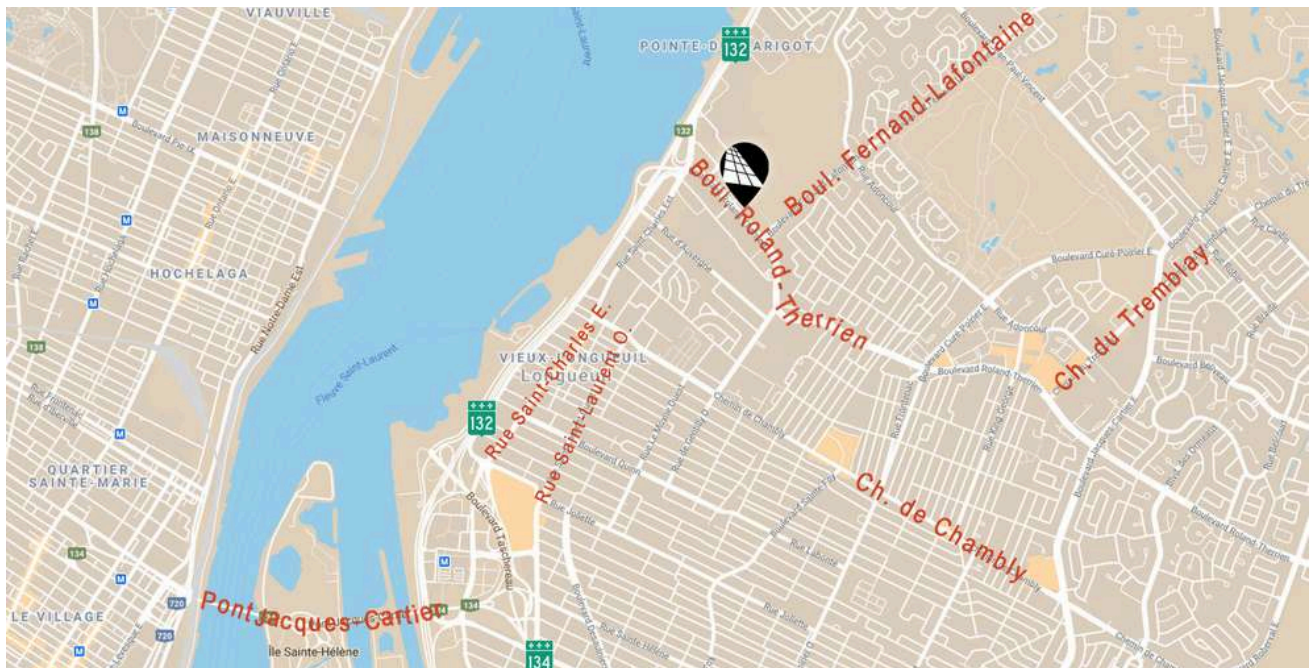


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HIGHLIGHTS

- Very rare opportunity, ideal for an owner-occupant in need of office space
- Prime location at one of the major entrances to the City of Longueuil
- Strategic location, close to a major industrial and residential sector
- Close to major services
- Offers unparalleled access to the entire South Shore
- Easily accessible to highways:
 - Route 132 (exit 85, boulevard Roland-Therrien) ±600 m
 - Highway 20 and Route 134 (boulevard Taschereau) ±4 km
- Office building, ideal for professionals with abundant windows and bright spaces



LOCATION



Public Transit
#10, 17, 76, 78, 161, 410, 417



Main Roads
R132, A20, R134



Road Bridges
Louis-H-La Fontaine Tunnel (±4 km)
and Jacques-Cartier Bridge (±5 km)

DEMOGRAPHY (5 km Radius, excluding Montreal)



151,239 Residents



81,825 Daytime Active Population



69,881 Households



\$112,503 Average Household Income

Sitewise - Estimated 2024 Statistics



GENERAL INFORMATION

Asking price	\$2,295,000 (\$207.65/ft ²)
Annual expenditure (2023)	± \$63,000
Parking (shared)	43 stalls
Availability	Immediate

AREAS

(approximate)

Total	11,052 ft ²
Ground Floor	5,421 ft ²
2nd Floor	5,421 ft ²
Basement (vault)	210 ft ²
Land	29,165 ft ²

MUNICIPAL ASSESSMENT AND ANNUAL TAXES

Municipal assessment (2024)	\$1,793,300	Annual Taxes (2024)	\$55,633.00
Land	\$812,800	School	\$1,677.00
Building	\$980,500	Municipales	\$53,956.00



TECHNICAL POINTS



Construction
1986



Renovation
2002/2007



Lot #
2 005 782



Zoning
C21-020



Heating
Forced-air and electric



A/C
Yes



Roofing
Tar and gravel



Exterior cladding
Glass, stucco and curtain
walling



Electric Entry
200 Amps



W/C
Shared (4)



Floors
2

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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