

FOR RENT

LONGUEUIL

1750 Marie-Victorin Boulevard

COMMERCIAL

480 ft²

1,014 ft²

3,007 ft² to 6,729 ft²



Michel LABBÉ

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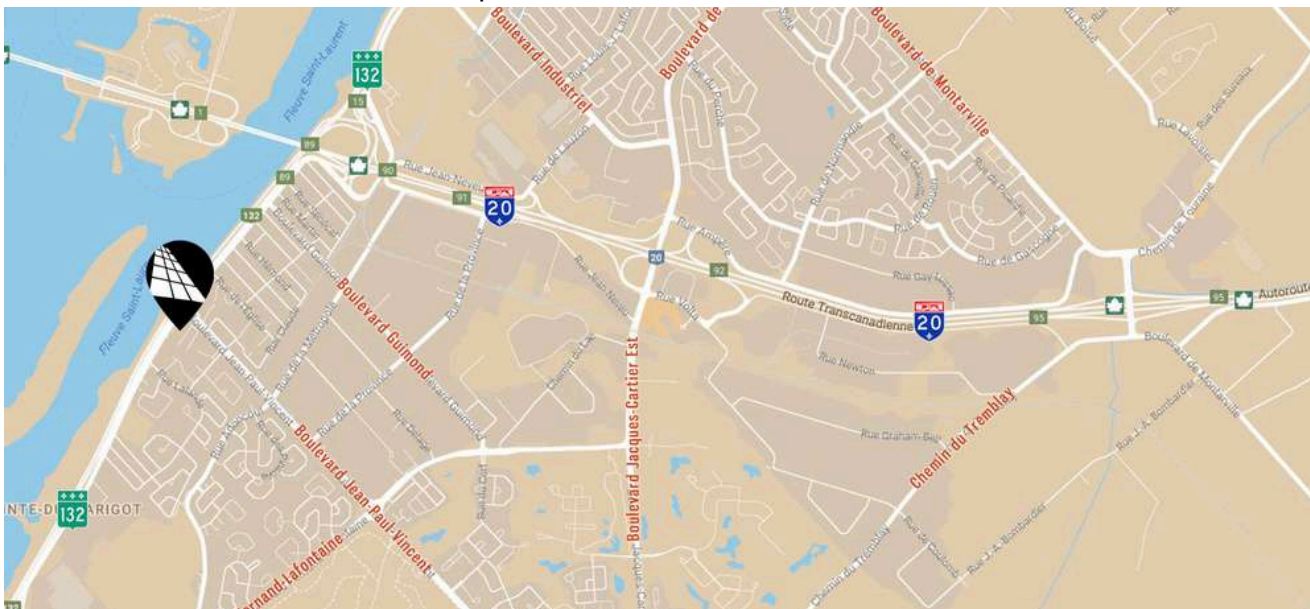
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HIGHLIGHTS

- Clear view from Road 132
- Easy access to Highway 20 (±2 km) and Road 132 (±3 km)
- Near a multitude of services
- Located at the intersection of Jean-Paul-Vincent and Marie-Victorin Boulevards
- Near a residential area
- The annual average daily traffic is 82,000 passages in front of the building (source: Atlas du Transport)
- Commercial signage on the building facade and common pylon (subject to availability)
- Rear service door (on some premises)



LOCATION



Public Transit
#25, 29, 81, 123



Main Roads
A20, R132



Road Bridges
Louis-H.-Lafontaine Tunnel (±5 km)
and Jacques-Cartier Bridge (11 km)

DEMOGRAPHY (5 km Radius, excluding Montreal)



103,688 Residents



111,930 Daytime Active Population



47,481 Households



\$ 123,929 Average Household Income

Sitewise - Estimated 2024 Statistics



SUITE 10



SUITE 1736



SUITE 1742



SUITE 1736

GENERAL INFORMATION

| | |
|---------------------------------------|---------------------------|
| Net Rent | \$25.00 / ft ² |
| Additional Rent | \$10,00 / ft ² |
| Electricity / Energy | Excluded |
| Parking (shared) | 210 stalls |
| Availability (Suite10, 1742 and 1736) | Immediate |
| Availability (Suite 1734) | To be negotiated |

AVAILABLE AREAS

(approximate)

| | |
|-------------------------|-----------------------|
| Suite 10 | 480 ft ² |
| Suite 1742 | 1,014 ft ² |
| Suite 1736 | 3,007 ft ² |
| Suite 1734 | 3,722 ft ² |
| Suite 1736 +1734 | 6,729 ft ² |

Suites level Ground Floor

All suites have a private door giving direct access to the exterior and the parking lot.

Main tenants:

Couche-Tard, Familiprix, Voyons Voir (eyewear), RTL, medial clinic, dental clinic, Apnée santé (sleeping clinic), Nautisme Québec, Cleaner, Legal aid office and Re/max



TECHNICAL POINTS



Construction
1989



Renovation
2015



Zoning
C21-044



Lot #
2 510 203



Sprinklers
Oui



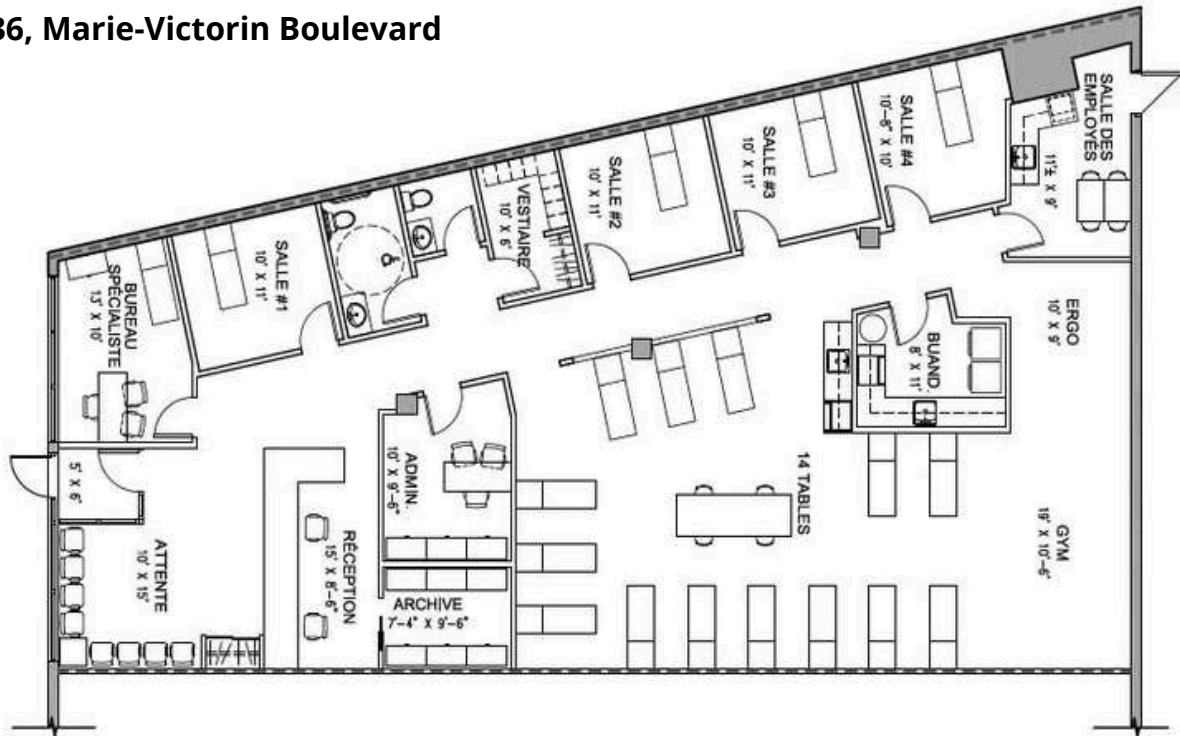
Clear Height
Between 9'-13'



Loading dock
1734 = Yes

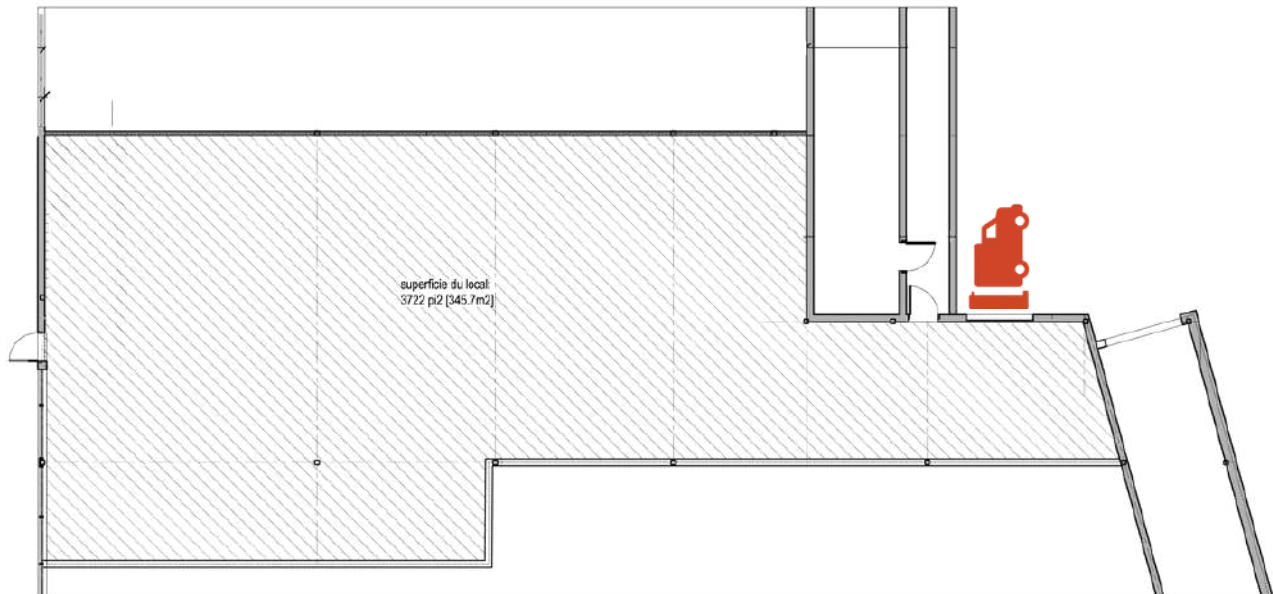
PLANS

1736, Marie-Victorin Boulevard



MARIE-VICTORIN BOULEVARD

1734, Marie-Victorin Boulevard



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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December 6th, 2024