

FOR RENT

JONQUIÈRE

2655 du Royaume Boulevard (Faubourg Sagamie)

COMMERCIAL

1,300 to 7,000 ft²



Suzy PARENT

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450 655-1334

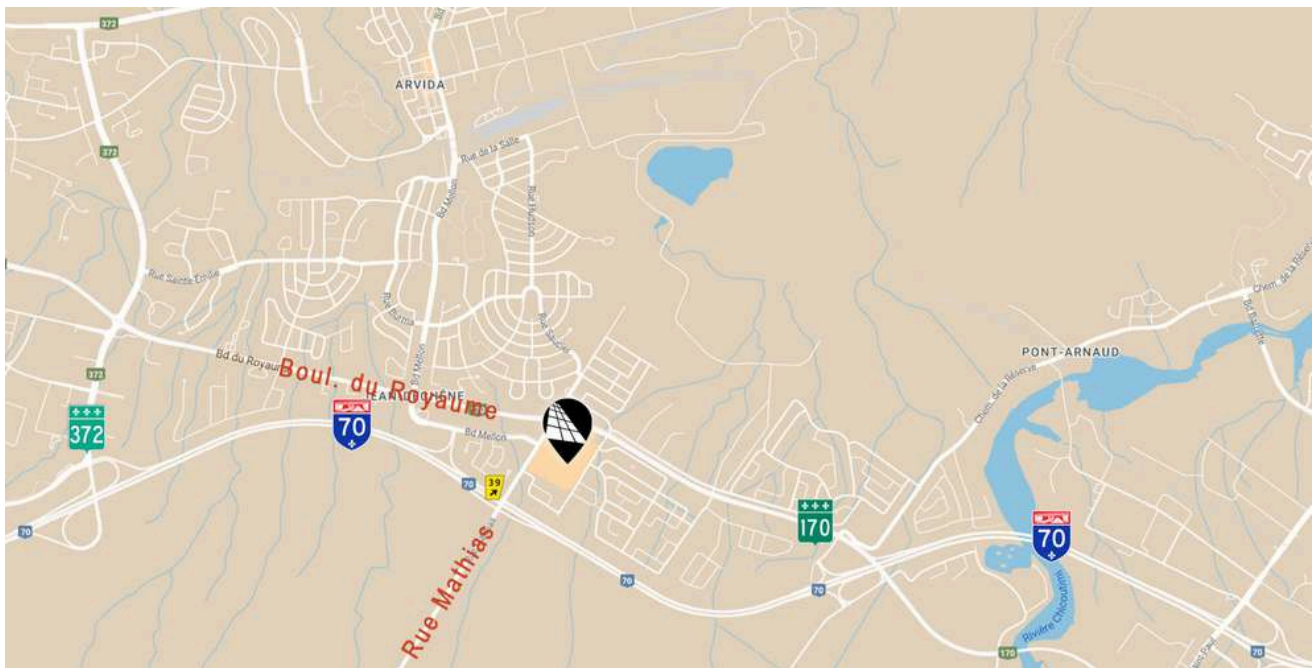


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HIGHLIGHTS

- Redevelopment project underway (summer 2025)
- Integrated living environment project with 360 housing units within walking distance
- Delta Hotel: 40-room expansion project
- Located in the heart of the Arvida sector
- At the corner of Boulevard du Royaume and Rue Mathias, one of Saguenay's busiest street corners
- Close to Highway 70, ±25,000 cars per day per year (Atlas du transport)



LOCATION



Public Transit
STS: #2, 8



Main Roads
A70 (sortie 39), R170

DEMOGRAPHY (15-minutes drive)



95,410 Residents



98,523 Daytime Active Population



45,272 Households



\$ 102,053 Average Household Income

Sitewise - Estimated 2024 Statistics



GENERAL INFORMATION

Net Rent	Upon request
Additional Rent	\$9.50 / ft ²
Electricity / Energy	Excluded (on meter)

Parking (shared)	Ample
Availability	2025

AVAILABLE AREAS

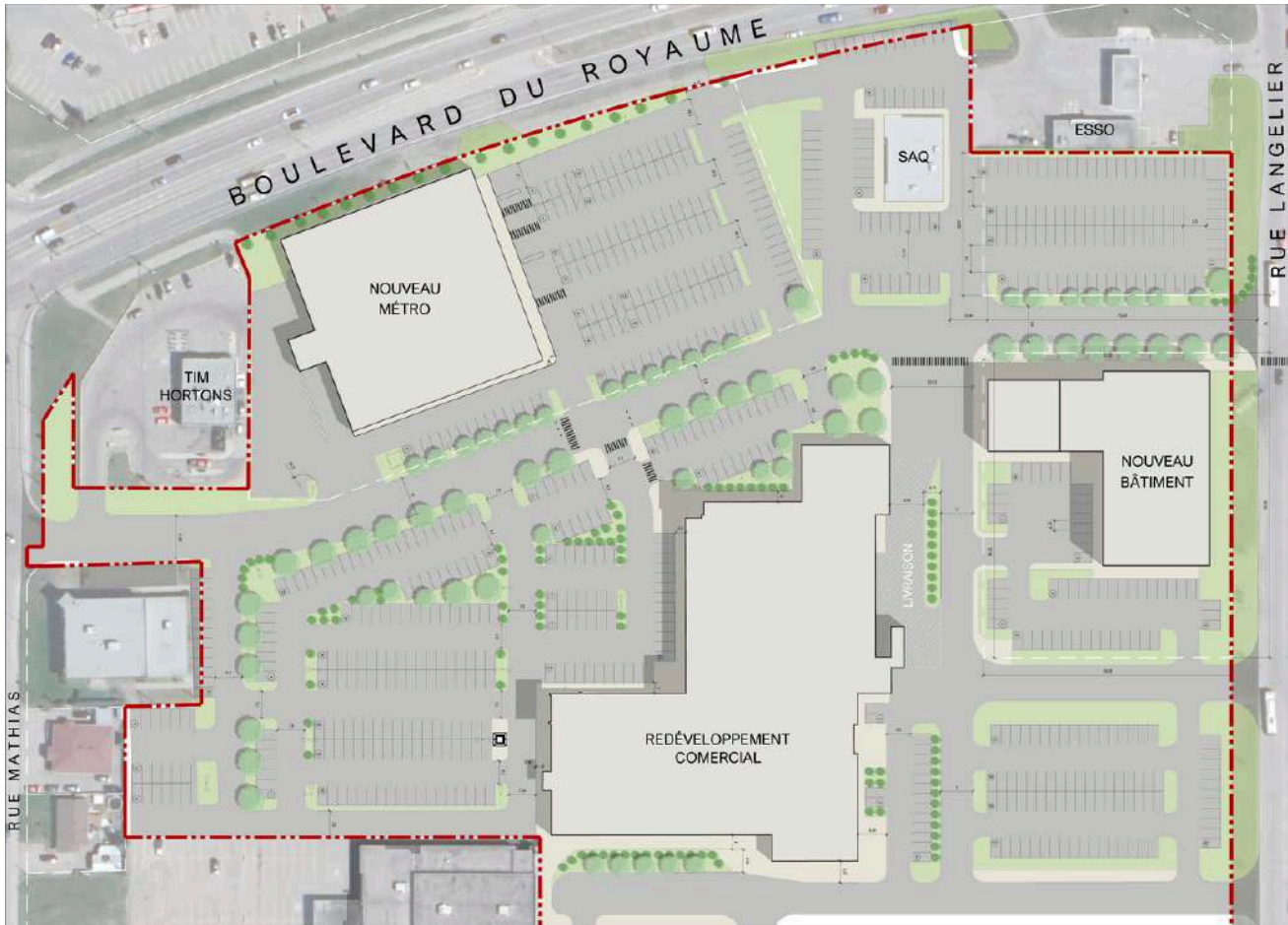
(approximates)

Suite A	2,118 ft ²
Suite B	1,354 ft ²
Suite C	1,506 ft ²
Suite E	4,038 ft ²
Suite H	4,120 ft ²
Suite I	1,905 ft ²
Suite R	4,736 ft ²

Join us:



LAYOUT PLAN



TECHNICAL POINTS



Construction
2025 (new)



Lot #
2 859 402, 6 580 169

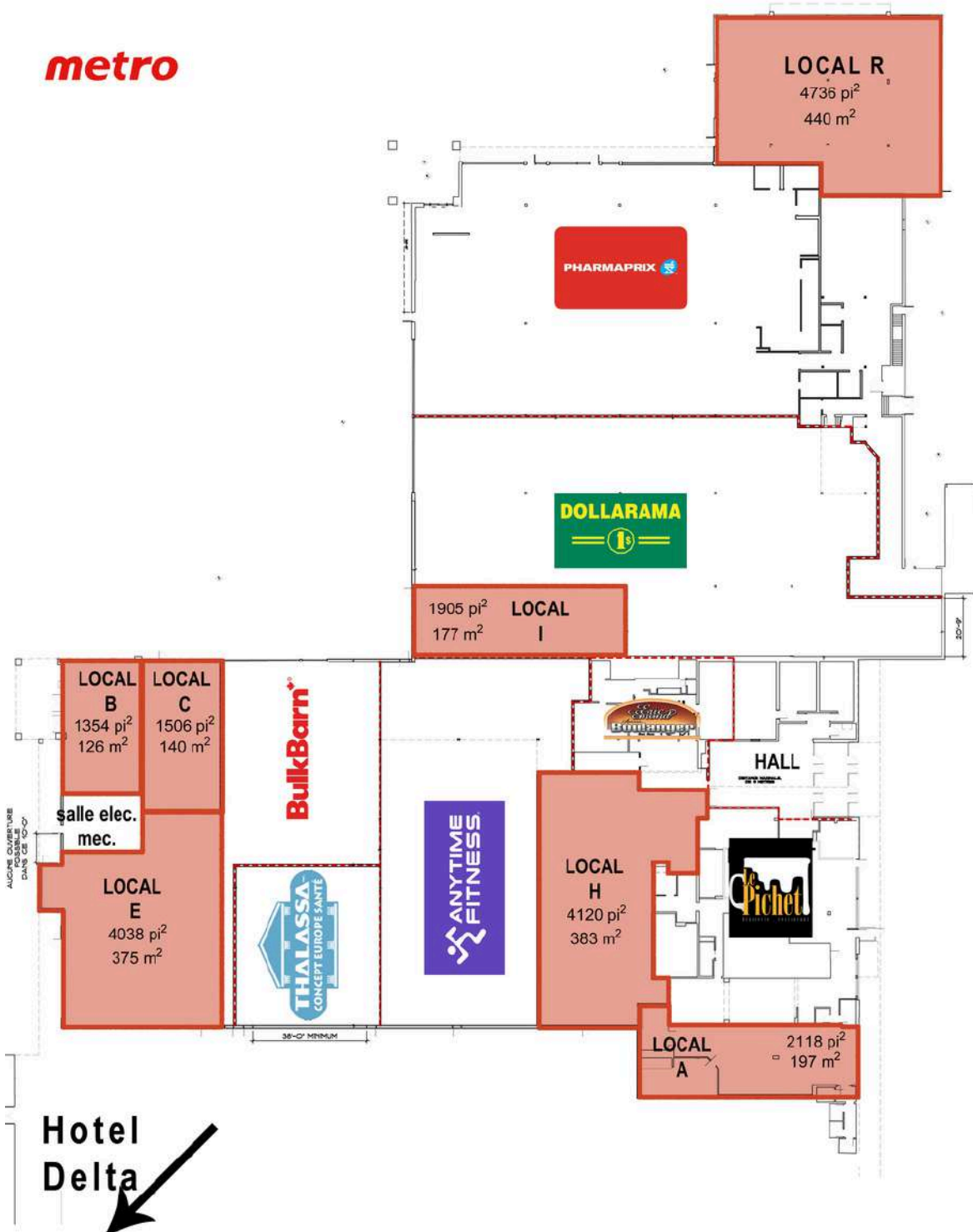


Zoning
Commercial (#62380)

Boulevard du Royaume



metro





GLOBAL PROJECT

The Faubourg Sagamie site is undergoing redevelopment and is being redefined as a dynamic space that will combine retail and residential, offering a new face to Jonquière and an opportunity for modern living for residents. With the addition of new commercial spaces and up to 360 housing units (eventually), this \$160 million project promises to revitalize the area and create an enriched living environment for the community.



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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October 8th, 2024