

# FOR RENT

**BELOEIL**

400, Serge-Pepin Street

**COMMERCIAL**

2,293 ft<sup>2</sup>



**Suzy PARENT**

Certified Real Estate Broker AEO  
s.parent@intercomsi.com

**450 655-1334**

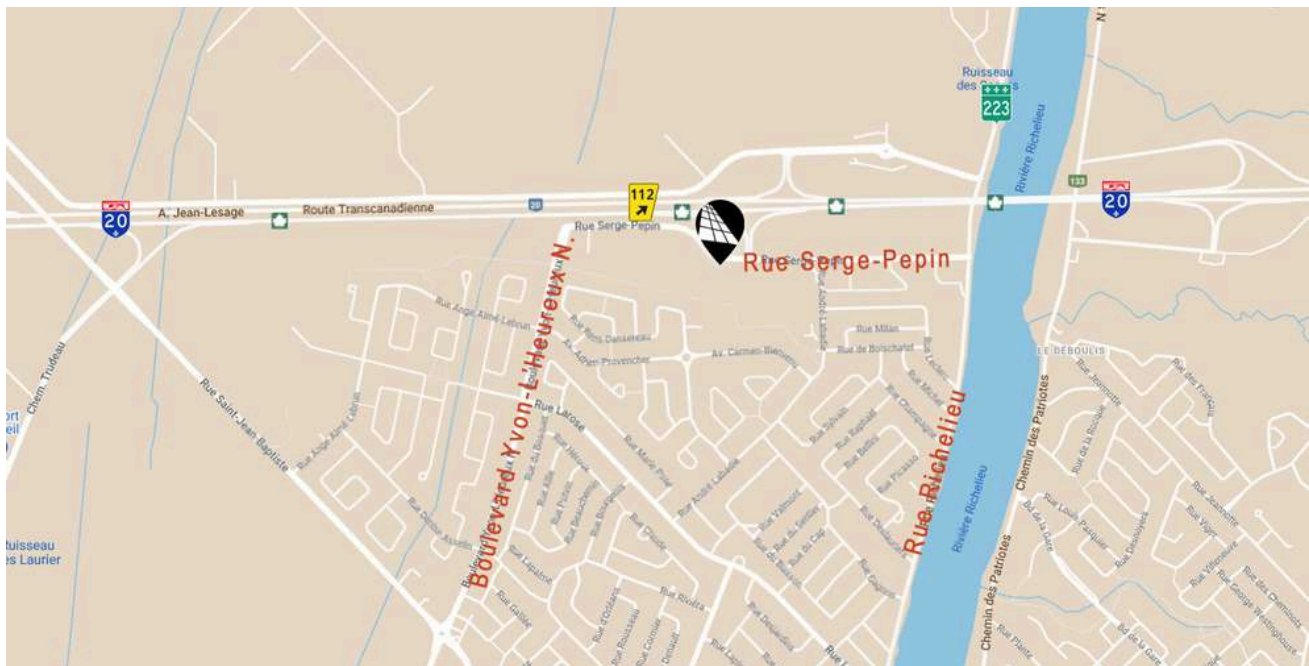


**INTERCOM**  
SERVICES IMMOBILIERS  
Agence immobilière

   intercomsi.com

# HIGHLIGHTS

- Cloria Beloeil, a 120-unit mixed-use building, offers a mix of retail, convenience services and residential units
- Benefits from quick access to Highway 20 and excellent visibility
- Located near a developing residential district
- 70,000 cars travel on the highway in front of the building every day
- Offers new, bright, ready-to-install spaces



## LOCATION



Public Transit  
#520



Main Roads  
A20



Road Bridge  
Louis-H.-LaFontaine Tunnel  
(±25 km)

## DEMOGRAPHY (5 km Radius)



44 771 Residents



36 300 Daytime Active Population



18 116 Households



\$145 635 Average Household Income

*Site-wise - Estimated 2024 Statistics*





## GENERAL INFORMATION

Net Rent \$22.00 / ft<sup>2</sup>  
 Additional Rent \$8.50 / ft<sup>2</sup>  
 Electricity / Energy Excluded

Parking (shared) Ample  
 Lease Term (min.) 5 years  
 Availability Immediate

### Main tenants:



## AVAILABLE AREA

(approximate)

**Ground Floor** 2,293 ft<sup>2</sup>

## POINTS TECHNIQUES

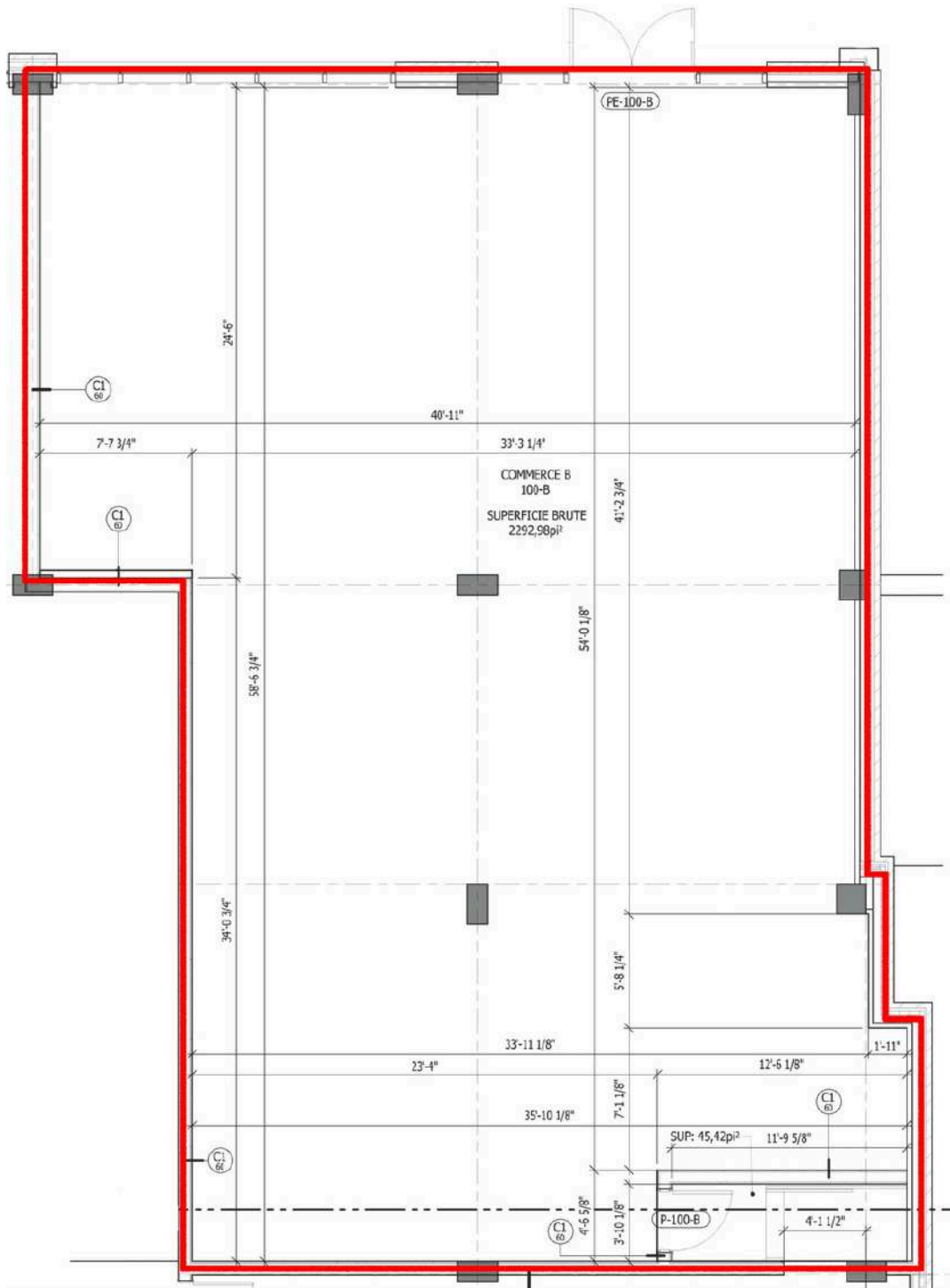
Lot # PC-42882

Zoning C-512

Retail, Personal and professional services

# PLAN

## Serge-Pépin Street









## 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.*



Suzy  
PARENT

Partner  
Certified Real Estate Broker AEO  
[s.parent@intercomsi.com](mailto:s.parent@intercomsi.com)

**450 655-1334**



**INTERCOM**  
SERVICES IMMOBILIERS  
Agence immobilière

This document has been prepared by Intercom Services Immobiliers for advertising and general information only. Intercom Services Immobiliers assumes no responsibility for any error whatsoever omission. This information is submitted to the best of our knowledge and is subject to change without notice. This publication is the copyrighted property of Intercom Services Immobiliers and/or its licensor(s) © 2024 All rights reserved

October 8th, 2024