

FOR RENT

LONGUEUIL

540-542 Antoinette-Robidoux Street

OFFICE

2,422 to 6,022 ft²



Michel LABBÉ

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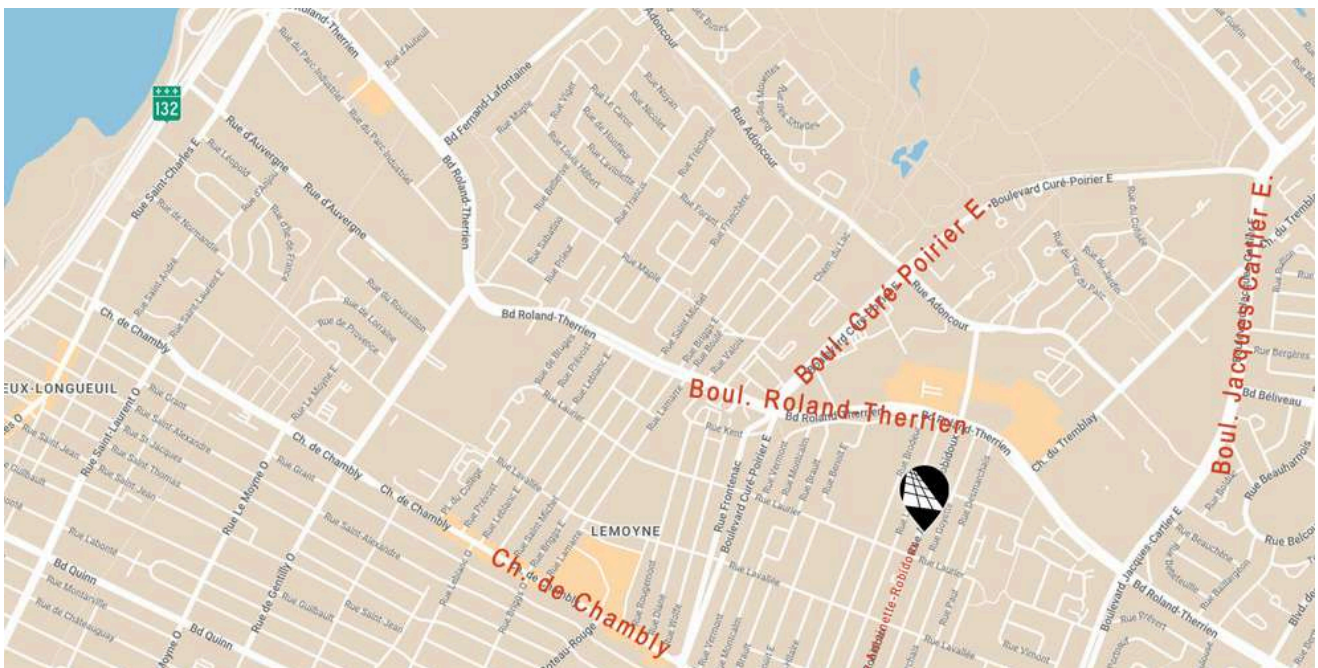


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HIGHLIGHTS

- Located in the heart of a residential area in Longueuil
- Close to Roland-Therrien Boulevard (400 m)
- Easily accessible via Route 132 (3.6 km)
- Ideal for a non-profit organization
- On-street parking allowed (street frontage and rear elevation)
- Formerly occupied by a daycare center and architectural offices
- The additional rent may be reduced if the lease is granted to a non-profit organization (NPO).



LOCATION



Public Transit
RTL: 10, 16, 17, 76, 161, 410, 417, 572, 616, 671, 676



Main Roads
R132, A20



Road Bridges
Louis-H.-LaFontaine Tunnel (±8 km)
et Jacques-Cartier Bridge (±20 km)

DEMOGRAPHY (5 km Radius, excluding Montreal)



202,471 Residents



192,376 Daytime Active Population

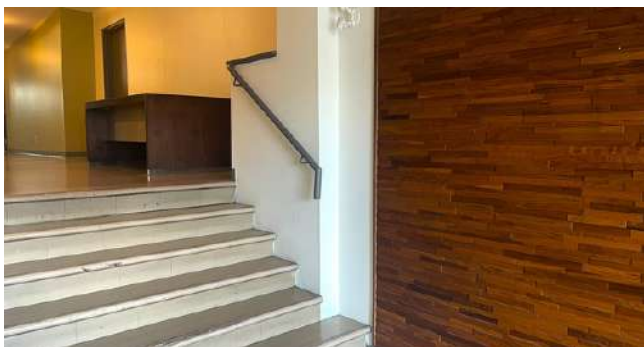


92,956 Households



\$ 111,929 Average Household Income

Sitewise - Estimated 2024 Statistics



GENERAL INFORMATION

Base Rent	\$10.00 / ft ²
Additional Rent	to be determined
Electricity / Energy	Included
Parking	8 stalls + on street allowed
Lease Term (min.)	3 years
Availability	Immediate

AVAILABLE AREAS

(approximatives)

Total area	6,022 ft ²
Suite 1	3,600 ft ²
Suite 2	2,422 ft ²



TECHNICAL POINTS



Construction
1950



Zoning
C24-084



Lot #
3 224 314

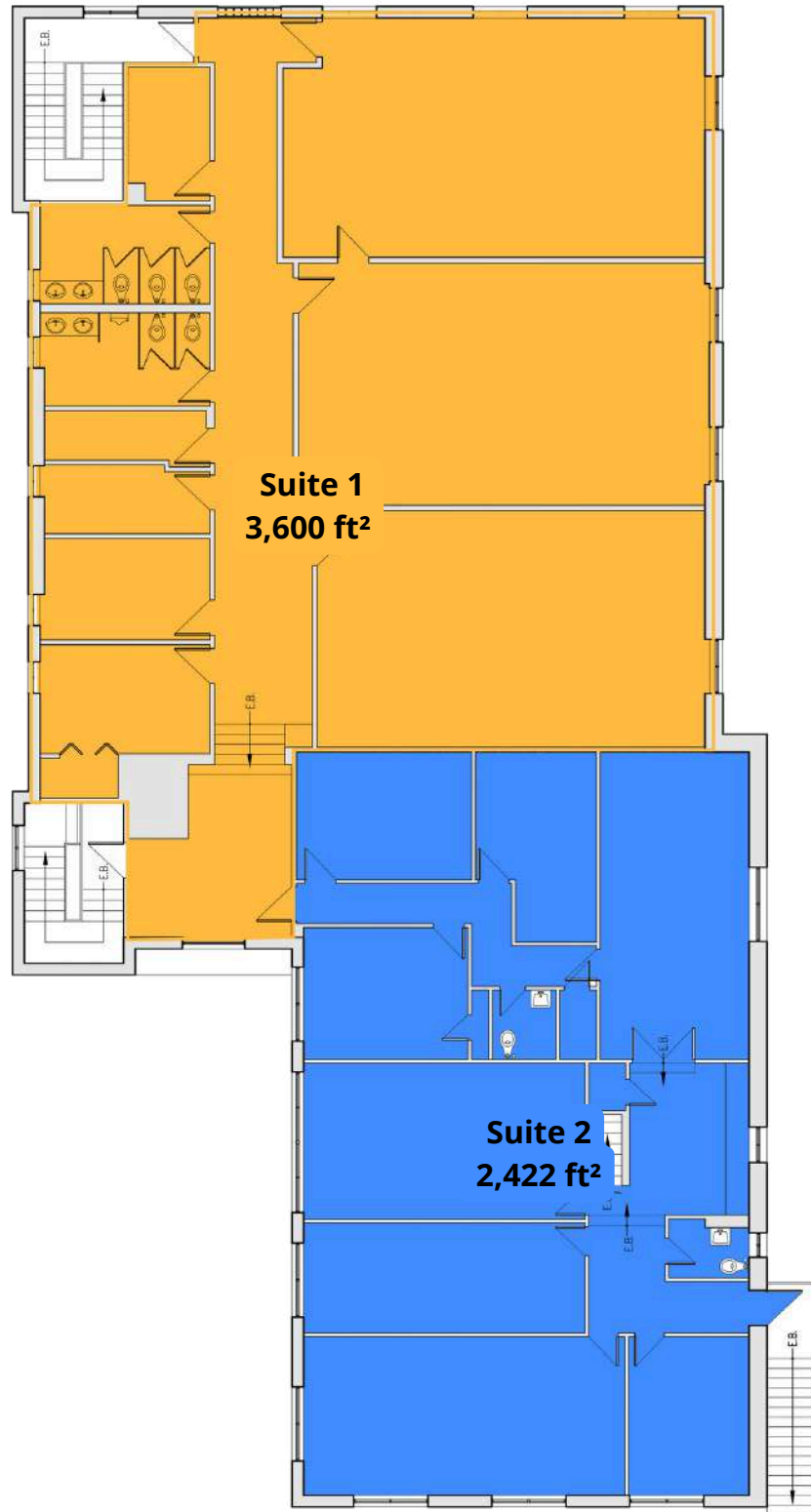


A/C
Office only



Security
Alarm system (current)

PLAN - 2nd Floor



Antoinette-Robidoux 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.



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