

FOR RENT

TROIS-RIVIÈRES

6535, des Alpes Street

OFFICE

3,450 ft²



Suzy PARENT

Certified Real Estate Broker AEO

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450 655-1334

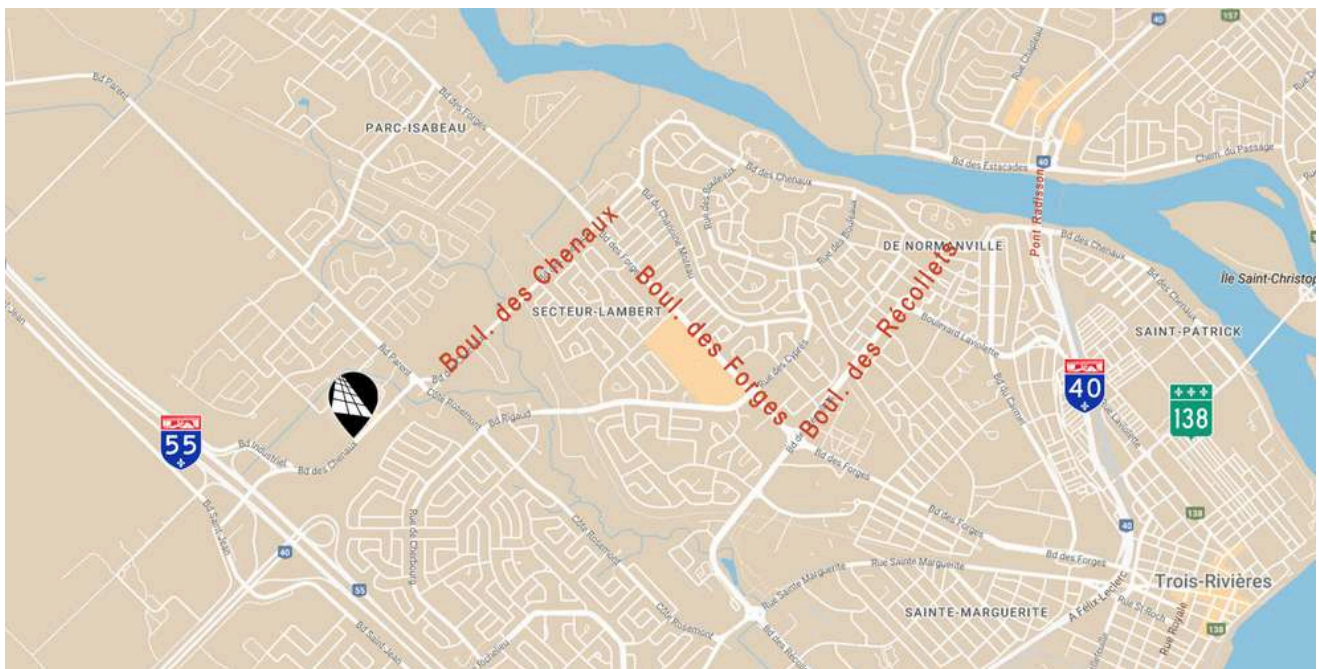


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HIGHLIGHTS

- Le Citadin, Trois-Rivières' first urban mixed-use district, brings together a variety of shops, local services and residential units
- Fast access to highways 40 and 55 and excellent visibility
- Located near a developing residential district and close to a busy industrial sector
- 35,000 cars a day travel the boulevard des Chenaux in front of the site
- Offers new, bright, ready-to-develop premises



LOCATION

 Public Transit
STTR: #14,16


 Main Roads
H40, H55

 Road Bridge
Lavolette Bridge (±8 km)

DEMOGRAPHY (5 km Radius)

 66,687 Residents

 75,162 Daytime Active Population

 30,811 Households

 \$ 103,126 Average Household Income

Sitewise - Estimated 2024 Statistics



GENERAL INFORMATION

Net Rent	\$15.00 / ft ²
Additional Rent	\$ 8.50 / ft ²
Electricity / Energy	Excluded
Parking (shared)	Ample
Lease Term (min.)	5 years
Availability	Immediate

AVAILABLE AREA

(approximate)

2nd Floor

3,450 ft²

TECHNICAL POINTS



Construction
2024



Lot #
6 449 509



Zoning
COL-3624

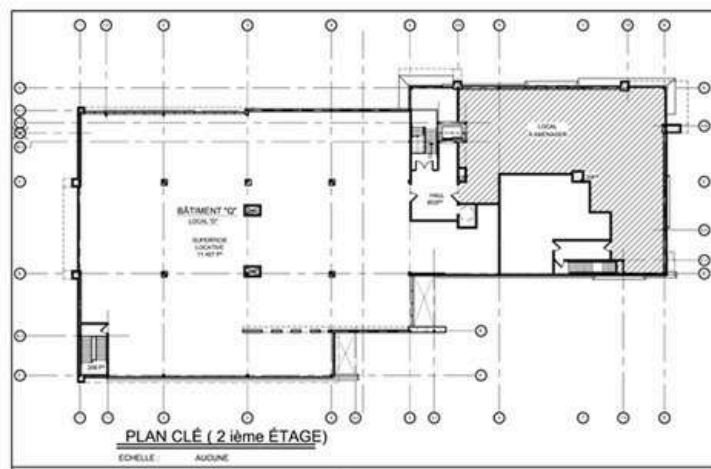
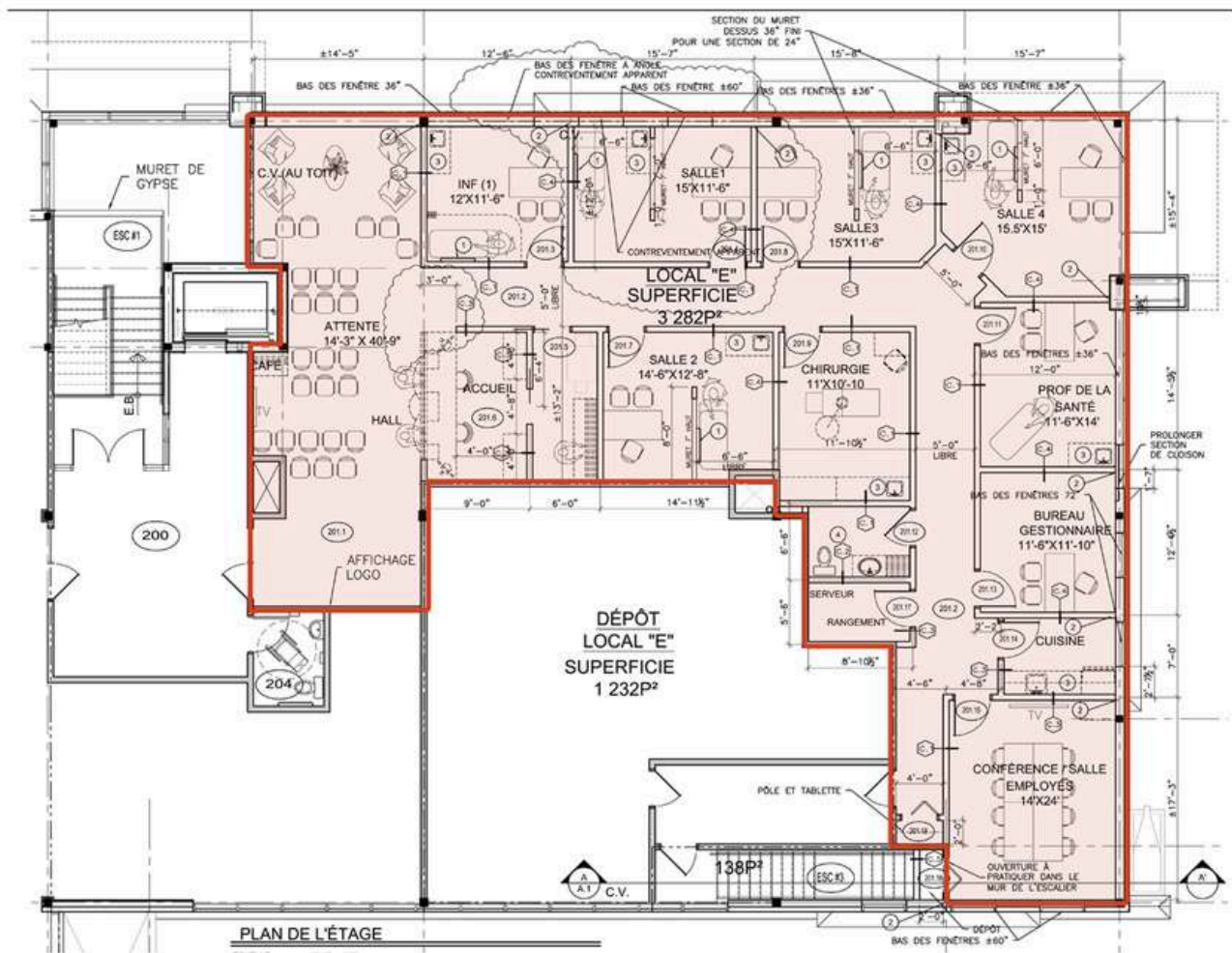
- Retail
- Personal and professional services



Neighboring tenants:



PLAN



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