

FOR RENT

TROIS-RIVIÈRES

6730, des Alpes Street

COMMERCIAL

3,500 to 7,310 ft²



Suzy PARENT

Certified Real Estate Broker AEO

s.parent@intercomsi.com

450 655-1334

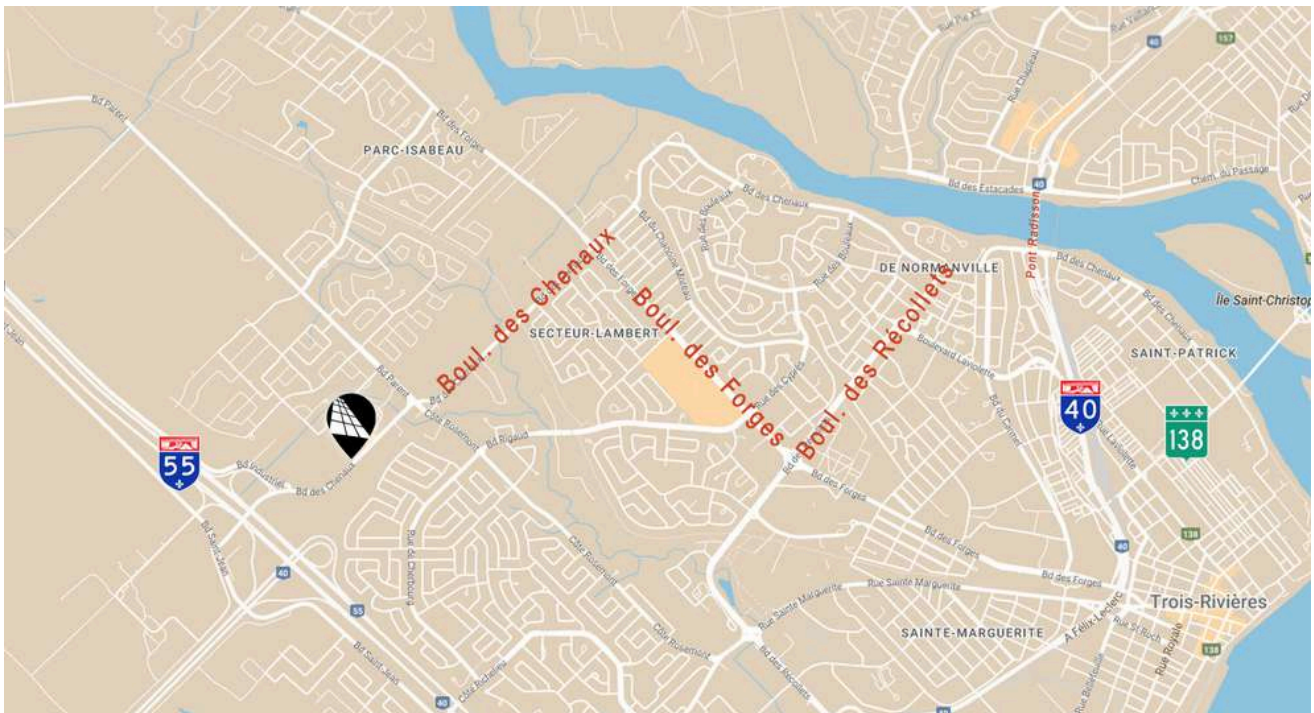


INTERCOM
SERVICES IMMOBILIERS
Agence immobilière




[in](#) [f](#) [X](#) intercomsi.com

HIGHLIGHTS





- Le Citadin, Trois-Rivières first urban mixed-use district, brings together a variety of retail outlets, local services and residential units
- Enjoys quick 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
- Will offer 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
-  \$ 130,126 Average Household Income

Sitewise - Estimated 2024 Statistics



GENERAL INFORMATION

Net Rent	\$30.00/ ft ²
Additional Rent	\$12.00 / ft ²
Electricity / Energy	Excluded

Parking (shared)	Ample
Lease Term (min.)	5 years
Availability	2025

AVAILABLE AREAS (approximate)

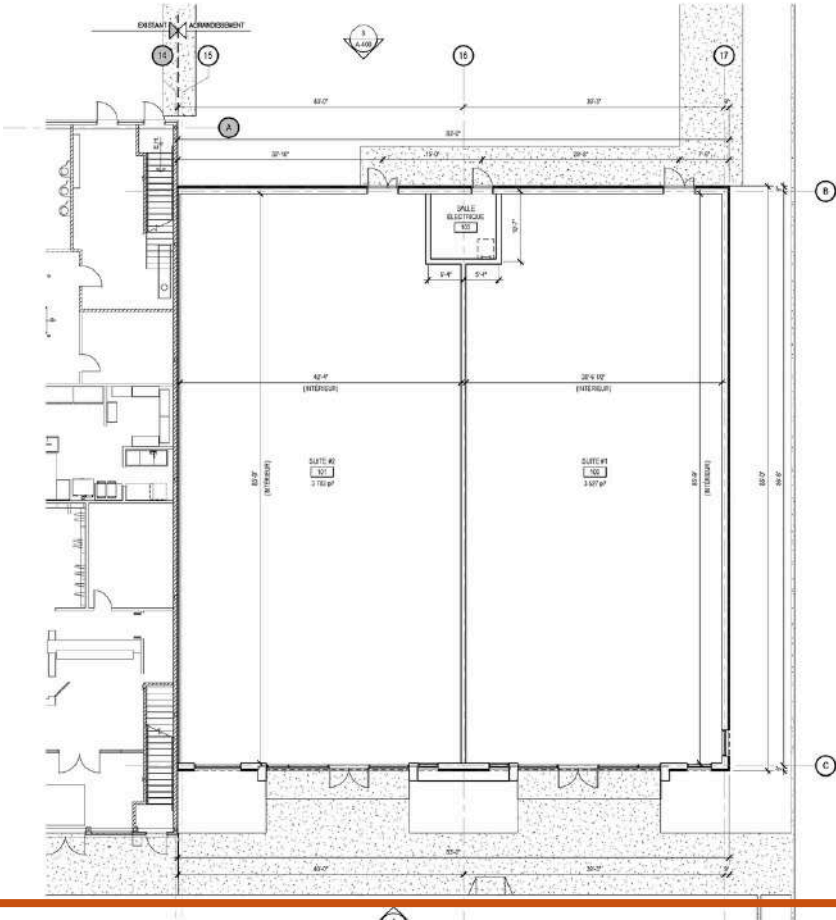
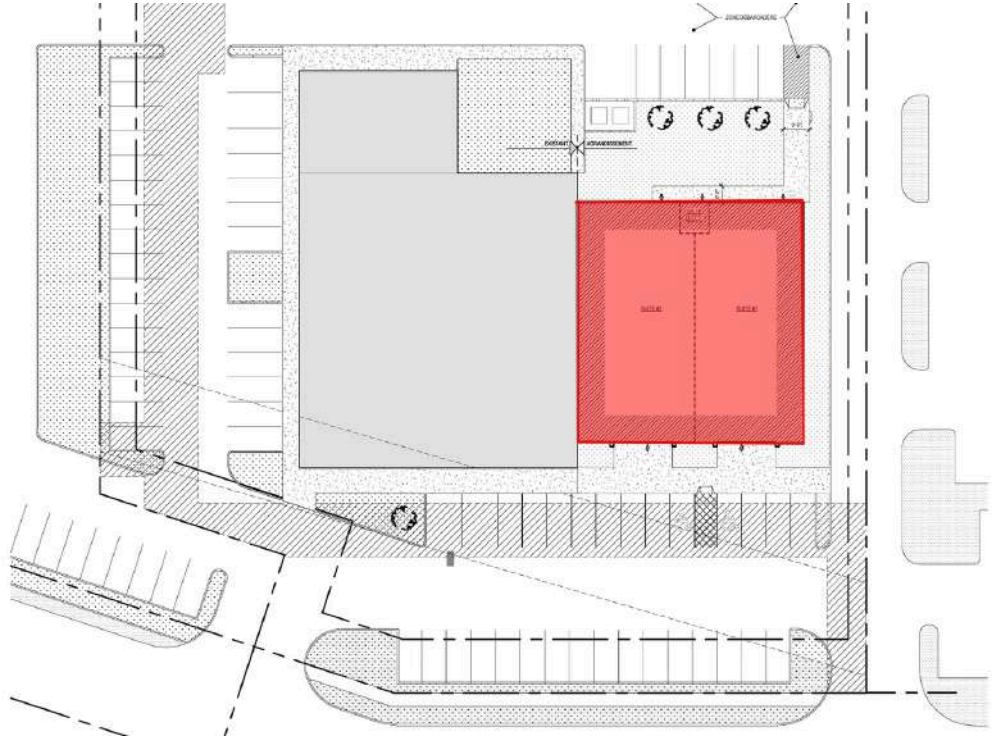
Ground Floor	3,500 ft ² to 7,310 ft ²
---------------------	---



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.



Suzy
PARENT

Partner
Certified Real Estate Broker AEO
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 or 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