

FOR RENT

TROIS-RIVIÈRES

6800, des Chenaux Boulevard

COMMERCIAL

1,331 ft²



Suzy PARENT

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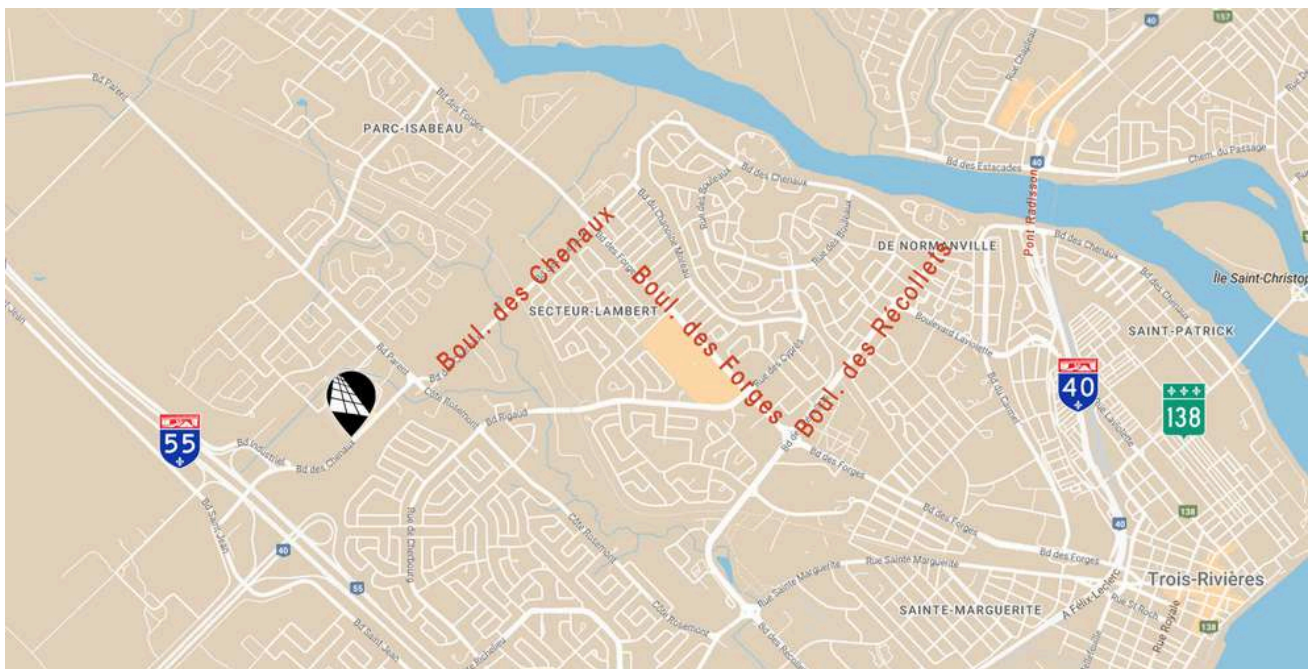


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HIGHLIGHTS





- 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
Laviolette 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	\$22.00 / ft ²
Additional Rent	\$9.50 / ft ²
Electricity / Energy	Excluded

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

AVAILABLE AREA

(approximate)

Ground Floor	1,331 ft ²
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TECHNICAL POINTS



Construction
2024



Lot #
6 449 509



Zoning
COL-3624

- Retail
- Personal and professional services
- Restaurants



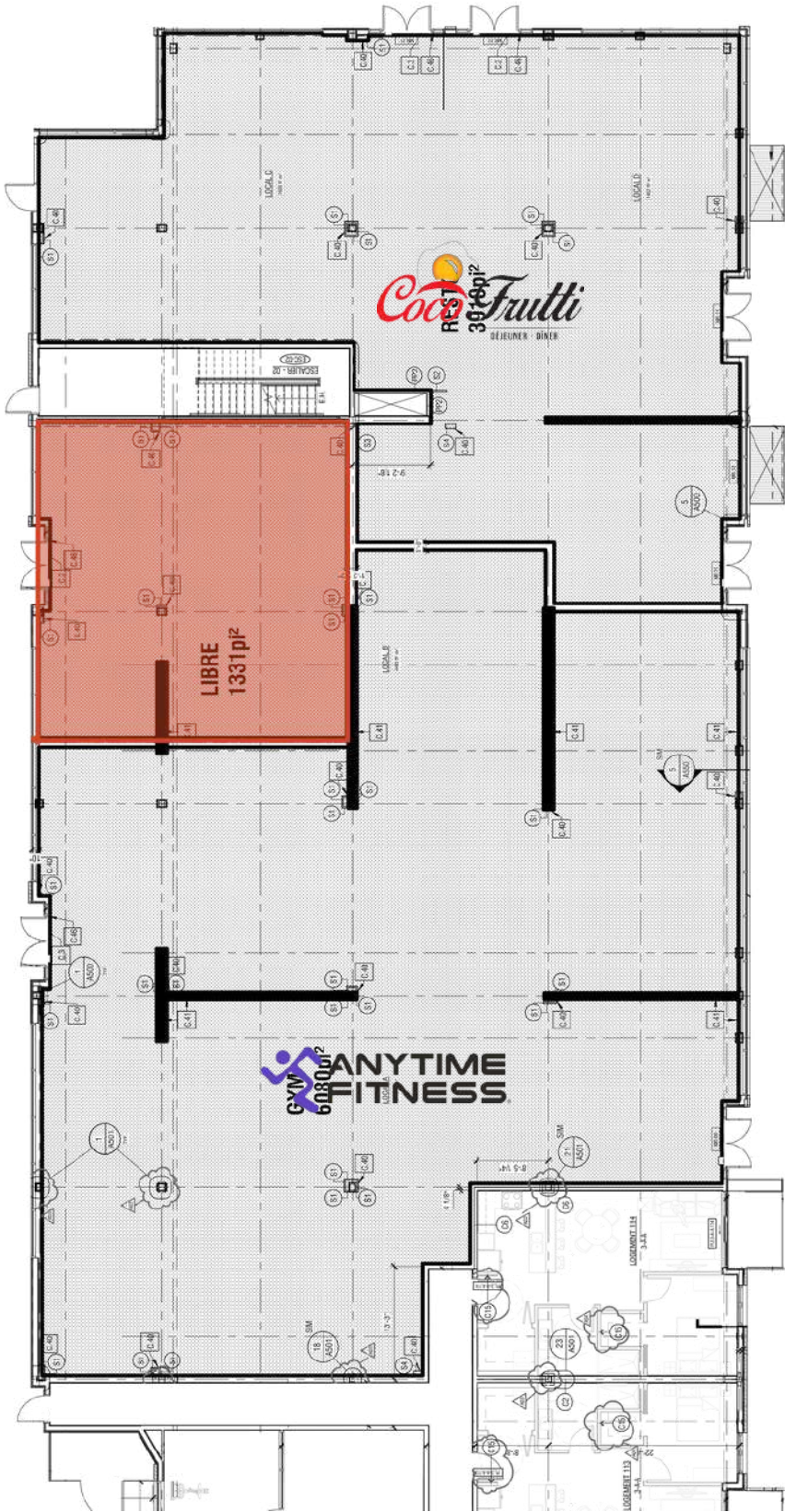
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Neighboring tenants:



Interior courtyard



des Chenaux Boulevard

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