

Unit 1551

Office building

1551 Rue De Coulomb, Boucherville

FOR RENT



PMML.CA



RENTAL SPACE DESCRIPTION

Located in the heart of Boucherville, this industrial and office space of approximately 4,580 sq. ft. is housed in an attractive building that has been very well maintained over the years. The building offers excellent visibility and is easily accessible from highways 20 and 30. It also features 4 16-foot-high garage doors and a fully fenced-in exterior.

STRATEGIC AREA FOR

Office space

SERVICES OFFERED IN THE BUILDING

Non

AVAILABLE AREA SQ. Ft.

4 580 SQ. Ft.



AVAILABILITY
Now

CONTIGUOUS SPACE
To be verified

CONTIGUOUS AVAILABLE AREA
To be verified

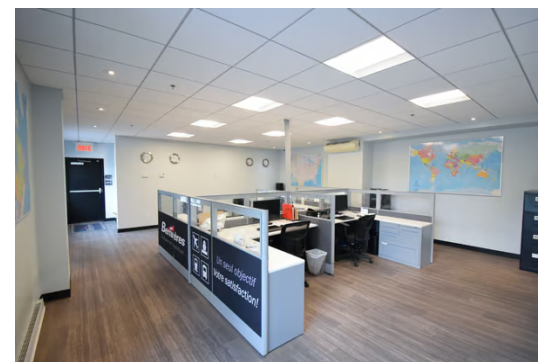
Transit Score
Average transit



Bike Score
30



Walk Score
5



The remarks, descriptions, features and financial projections contained in the present document are for information only and should not be considered as being official or accurate without due diligence verification. The information herein disclosed comes from sources that we consider to be reliable, but for which we cannot guarantee the accuracy. It is upon the buyer's responsibility to verify all the information and to declare himself satisfied or not of his due diligence verification performed after an accepted promise to purchase.

Descriptive sheet generated on : 2023-12-17 22:58



1551 Rue De Coulomb, Boucherville

MAIN ATTRACTIONS OF THE AREA

- Area in strong development
- Close to all commercial services
- Good accessibility and visibility



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CHARACTERISTIC OF THE SPACE

YEAR OF RENOVATION

2015-2016

CURRENT DEVELOPMENT

Office space

FREE HEIGHT

18

RECEPTION AREA

No

INTERNET AND TELECOM

Yes, Videotron

SECURITY

Cameras, alarm system

MEETING ROOM

N/A

HEATING

Electric

MANAGER'S OFFICE

No

KITCHENETTE

Yes

AIR CONDITIONING

Mural (Ground floor)

DAILY CLEANING

No

WASHROOMS

Yes

ELECTRICITY

Landlord

ELEVATOR

N/A

OTHER INFORMATION

TERMS: 5 - 20 YEARS

RENT CONDITIONS TERMS OF LEASE

5 YEARS

#

1551

FLOORS**AVAILABLE AREA**

4 580 SQ. FT.

BASE RENT

18,00 \$ / SQ. FT. +GST/+PST

ESTIMATED ADDITIONAL RENT

\$ / SQ. FT.

ALLOCATION**AVAILABILITY**

Now

20 YEARS

#

1551

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ALLOCATION**AVAILABILITY**

Now

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ACCESS

Chemin du Tremblay, Highway 20, Highway 30

PUBLIC TRANSPORTS

Buses: 89, 123

BIKE STORAGE

N/A

INTERIOR PARKING

N/A

PRICE RESERVED PARKING SPACE

N/A

OUTDOOR PARKING

5-6 parking lots | Exact number to be verified (30 in total)

PRICE NON-RESERVED PARKING SPACE

N/A

ZONING

Zone: I-1211

Permitted uses: I1, I2, I3, I4, I5, C9-03, C12

See the grid of uses for specifications

SIGNAGE OPPORTUNITY

Yes

