



Building Information

Building Size:	21,329 sf
Number of Store(s):	3
# of Floors:	1
Year Built:	2007
Total Parking:	99
Last Renovated:	2019

132-136 Lepine Avenue, Buckingham

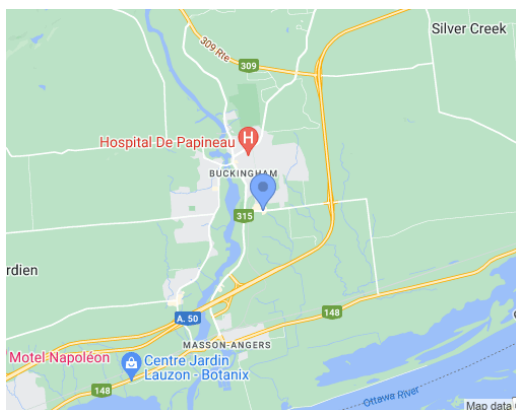
136 Avenue Lépine, Gatineau, Quebec J8L

Building Description

The property is located on the south side of Lepine Avenue in Buckingham, within the amalgamated City of Gatineau. Avenue Lepine is Buckingham's major commercial artery. The immediate area is characterized by various commercial buildings, including supermarkets (Metro Plus and Maxi), pharmacies (Jean Coutu), a gas station, a Canadian Tire store and a commercial strip which includes Dollarama and Tim Horton's.

The property has an immediate vacancy that is adjacent to a new Marks Work Warehouse (l'Equipeur) store and a drive-through TD Bank. Property also has ample parking and great visibility on the major artery.

The area surrounding Avenue Lepine features low density residential properties and enjoys excellent access to regional Highway 50.



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General	Year Built 2007	Last Renovated 2019	Building Management Canderel Management Inc.
	Building Website www.canderel.com		Building Zoned Retail

Tenant Cost	Operating Costs \$ 3.09 /sf	Realty Tax \$ 8.13 /sf	Total Additional Rent \$ 11.22 /sf
	Description Utilities are for common area only. Tenant to pay Electricity and Gas for their premises. Tenant is responsible for all operating costs inside their premises including HVAC		

Retail Profile	Number of Floor(s) 1	Number of Store(s) 3	Total Retail Space (CRU) 21,329 sf
	Total Space 21,329 sf		Mall Type Neighborhood Centre

Parking	Surface Stall(s) 99	Total Parking Stalls 99
	Description Surface level parking in front of the building.	

Operating Hours	Monday Open	Tuesday Open	Wednesday Open
	Thursday Open	Friday Open	Saturday Open
	Sunday Open		
	Description Tenants have sidewalk entrances and can formulate their own hours.		

Anchor Tenants	TD Canada Trust	L'Équipeur
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