

FOR SALE.

138, de la Barre Street
Boucherville



Flexible Workspace
Office / Industrial



7,332 ft²

Michel Labbé

Immobilier Michel Labbé Inc.

Partner | Certified Real Estate Broker AEO

m.labbe@intercomsi.com

450 655-1334

intercomsi.com

intercom_{si}



General Information

Price \$ 1,745,000
(\$ 238,00 / ft²)

Availabiliy To be discussed

Total 7,332 ft²
Office 4,416 ft²
Warehouse 1,911 ft²
Mezzanine #1 493 ft²
Mezzanine #2 512 ft²
Land 24,312 ft²

Surface areas are approximate

Municipal Evaluation 1 279 700 \$
Land 338 800 \$
Building 940 900 \$

Total Taxes 29,992.42 \$
Municipal 29 243,25 \$
School 749.17 \$



Technical Points



Construction
1975



Built-out
Yes (2021)



Roofing
Complete Renovation 2026 (TPO white membrane)



Exterior Cladding
Brick



Lot #
2 274 958



Zoning
I-1016



Air Conditioning
Yes



Heating
Electricity



Bathrooms
Private (4 bathrooms + 1 shower)



Drive-in door
1 (10' x 12')



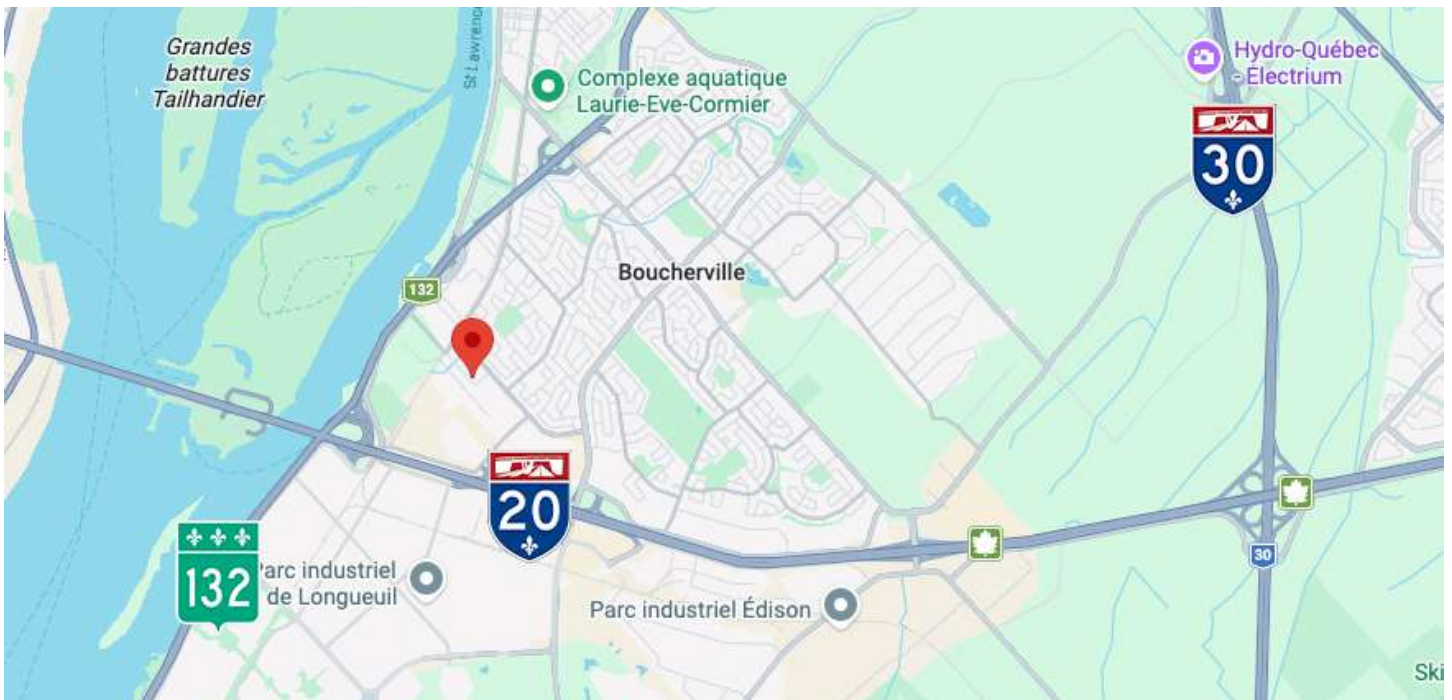
Electrical Entry
200 amp / 600 volt



Free Height
16'

Highlights

- Rare opportunity on the market
- Ideal for an **occupant owner**
- Close to **Highway A20** and **Route 132 (Exit 136)**
- Located in the heart of Boucherville's industrial sector and near the residential area
- Good access to public transportation
- Open space accommodating up to **24 workstations**
- 3 closed offices, 4 bathrooms, 1 shower, 1 air-conditioned server room
- **2 openings of 10' x 12'** that can be converted into garage doors
- 3 electric vehicle charging stations
- Features a large kitchen/dining area



Public Transit
84, 61, 83, 161



Population
68,486



Households
29,455



Main Roads
R132, A20



Active Population
94,076



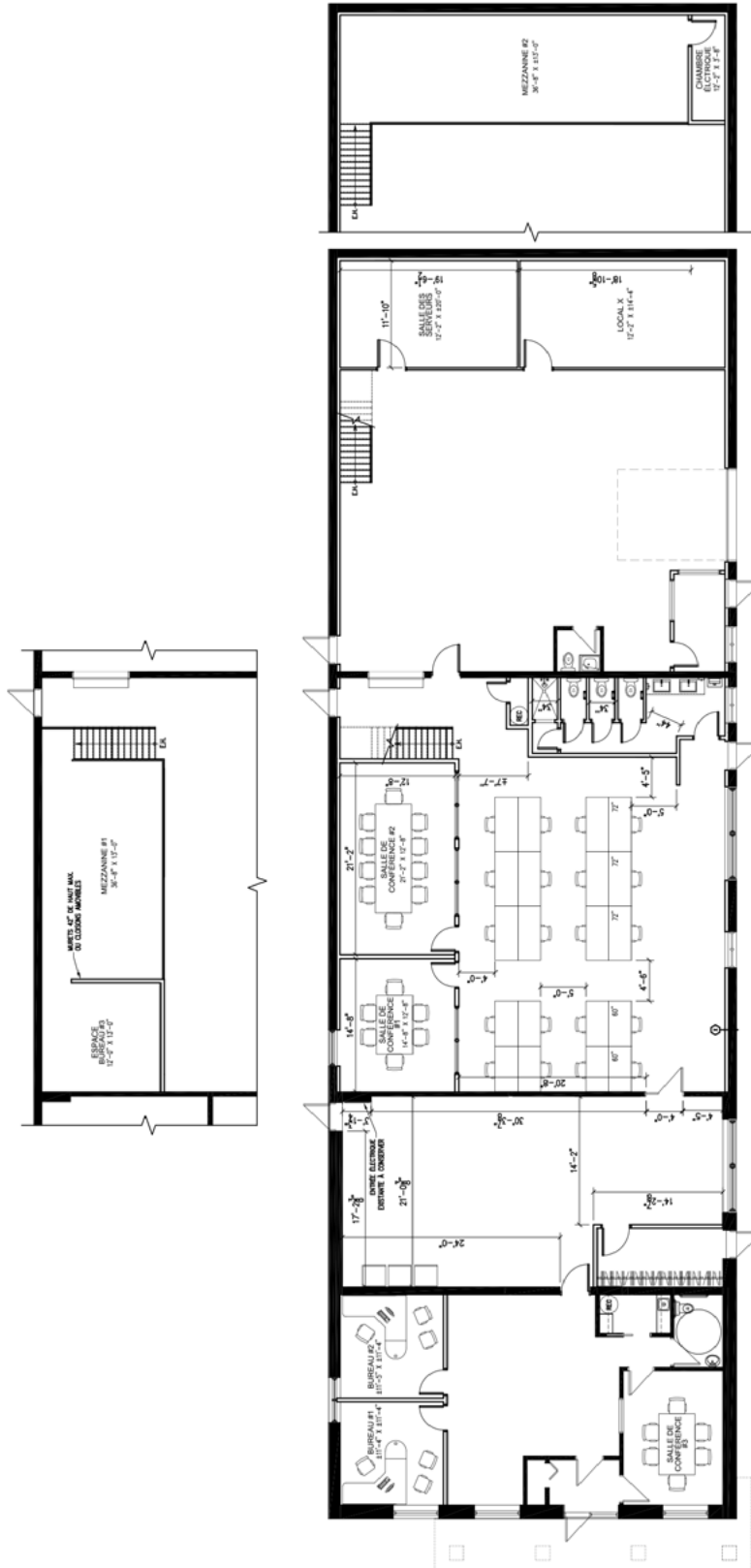
Average Household Income
\$ 164,265



Road Bridges
Louis-H.-La Fontaine Tunnel (± 2 km)
Jacques-Cartier Bridge (± 11 km)

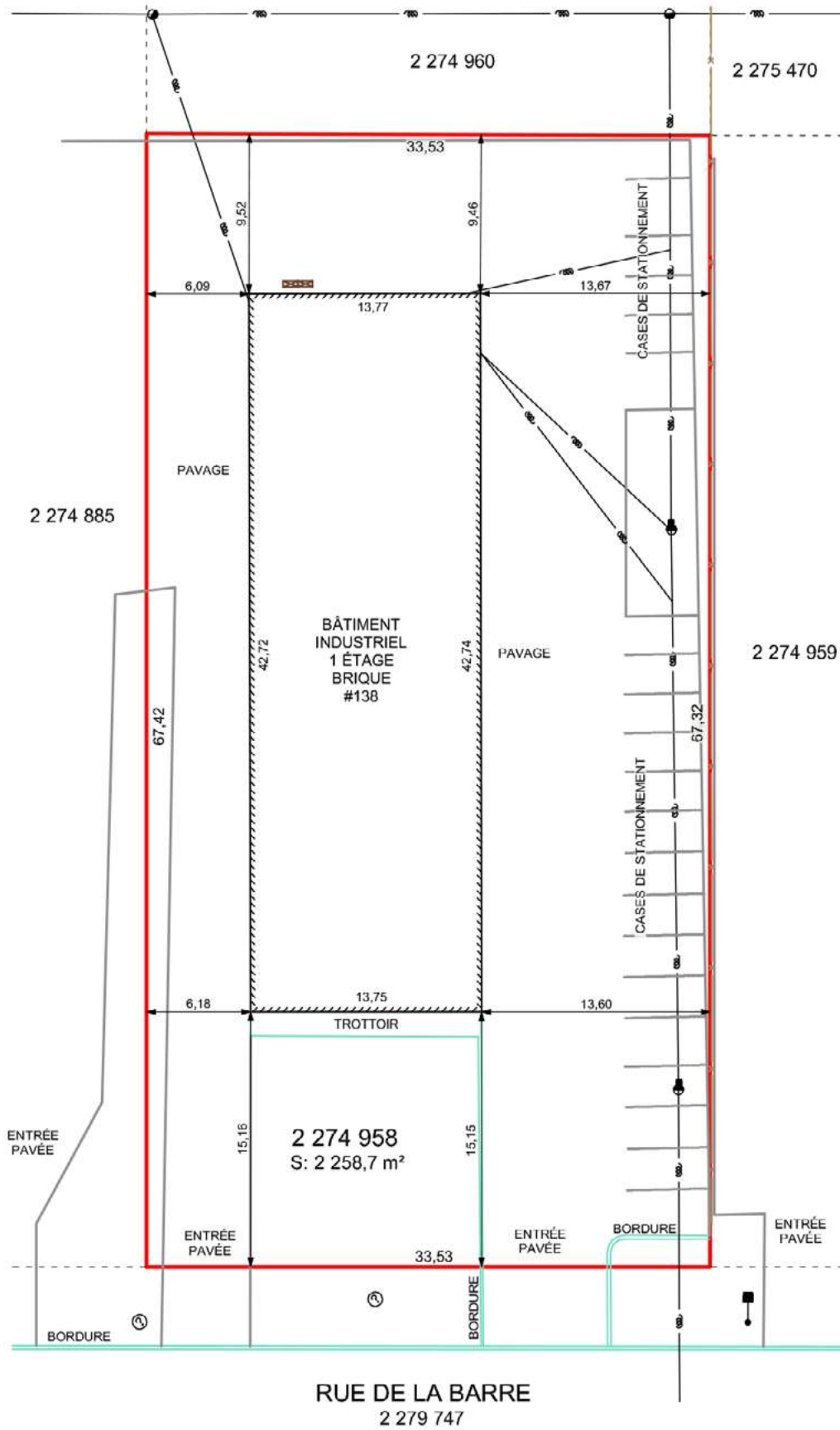
Sitewise - 2025 Estimated Demographics - 5 km Radius

Suite - 6,751 ft²



de la Barre Street

Location Certificate



Contact-us



Michel Labbé

Immobilier Michel Labbé Inc.

Partner | Certified Real Estate Broker AEO

m.labbe@intercomsi.com

450 655-1334

intercomsi.com



intercom_{si}

A real estate partner that makes all the difference

This document was prepared by Intercom Services Immobiliers for advertising and informational purposes only. This document does not constitute an offer or promise binding the seller, but is an invitation to submit such offers or promises. Intercom Services Immobiliers assumes no responsibility for any errors or omissions whatsoever. This information is provided to the best of our knowledge and may be changed without notice. This publication is the property of Intercom Services Immobiliers and/or its licensors and is protected by copyright © 2026. All rights reserved.

May 4, 2026