

FOR RENT

JONQUIÈRE

2655 du Royaume Boulevard (Faubourg Sagamie)

COMMERCIAL

1,927 to 21,087 ft²



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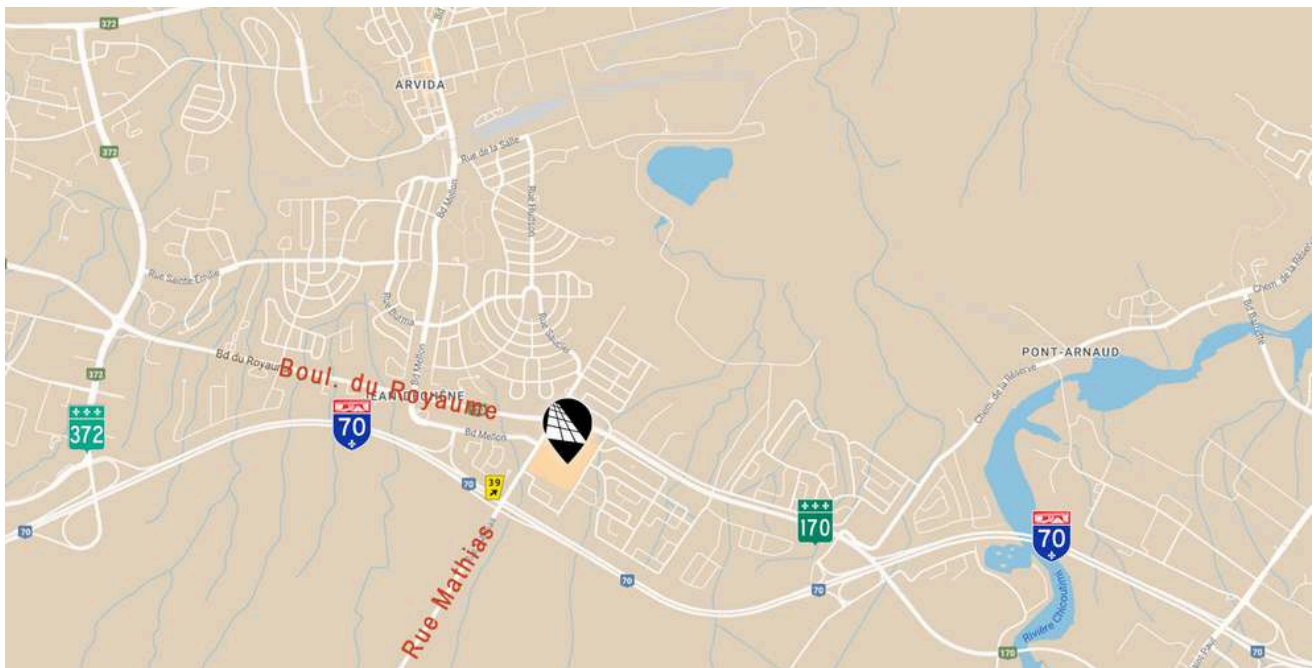
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HIGHLIGHTS

- Redevelopment project underway (summer 2025)
- Integrated living environment project with 360 housing units within walking distance
- Delta Hotel: 40-room expansion project
- Located in the heart of the Arvida sector
- At the corner of Boulevard du Royaume and Rue Mathias, one of Saguenay's busiest street corners
- Close to Highway 70, ±25,000 cars per day per year (Atlas du transport)



LOCATION



Public Transit
STS: #2, 8



Main Roads
A70 (exit 39), R170

DEMOGRAPHY (15-minutes drive)



97,851 Residents



100,148 Daytime Active Population



44,914 Households



\$ 101,129 Average Household Income

Sitewise - Estimated 2025 Statistics



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GENERAL INFORMATION

Net Rent Upon request
 Additionnal Rent (estimated) \$9.50 / ft²
 Electricity / Energy Excluded (on meter)

Parking (shared) Ample
 Availability 2025

AVAILABLE AREAS

(approximates)

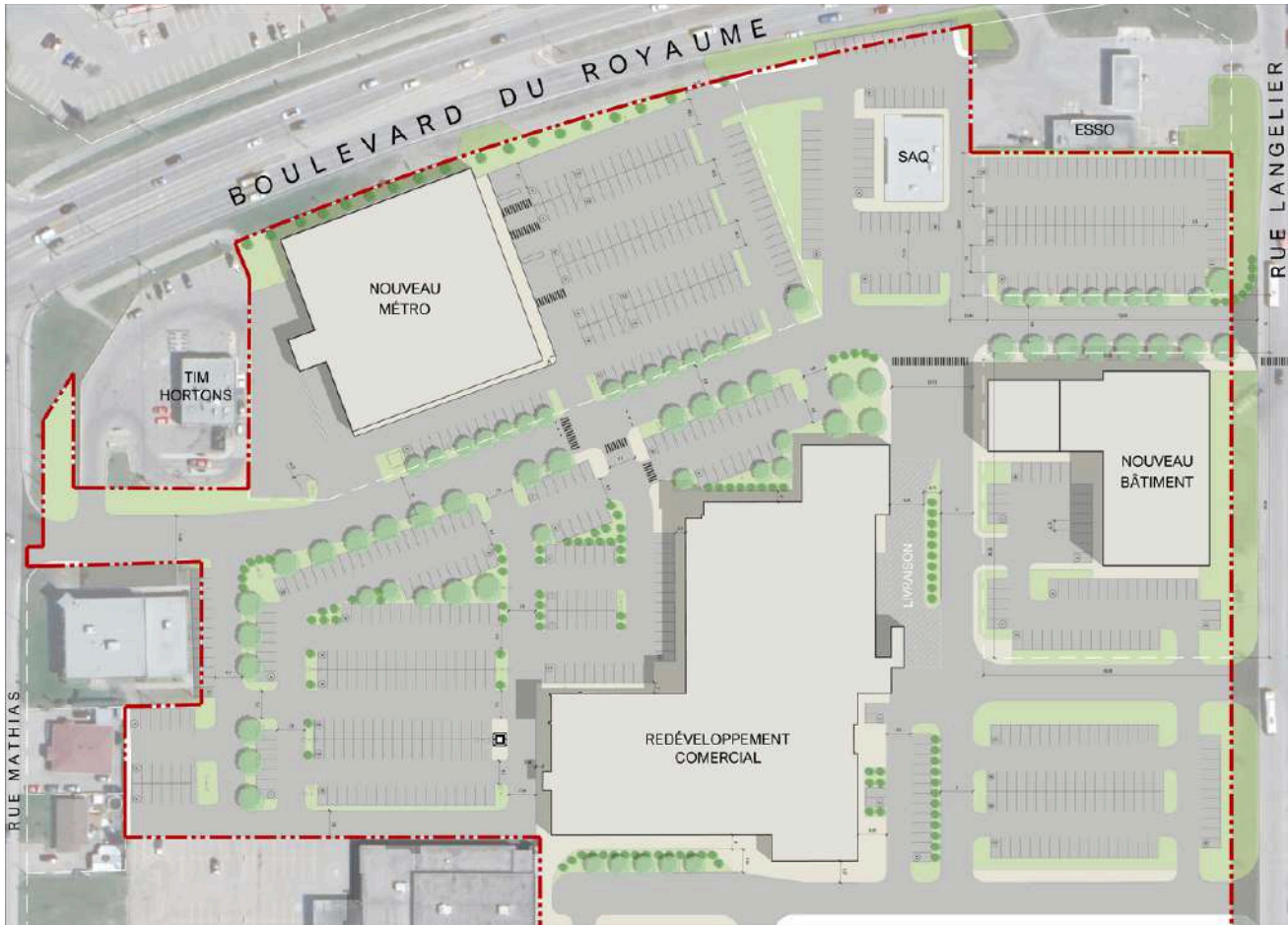
Suite 2322	2,107 ft ²
Suite 2286	2,879 ft ²
Suite 2338	4,095 ft ²
Suite 2334	2,999 ft ²
Suite 2330	7,123 ft ²
Suite 2326	8,858 ft ²
Suite 2298	1,927 ft ²

Possible to combine suites 2322, 2326, 2330 and 2334 for a total of 21,087 ft².

Join:




LAYOUT PLAN



TECHNICAL POINTS

 Construction
2025 (new)

 Lot #
2 859 402, 6 580 169

 Zoning
Commercial (#62380)

metro

Du Royaume Blvd.



bâtiment
no. cv. 2675

TABLEAU DE SUPERFICIE (locaux)		
LOCAL	SUP: pi ²	SUP: m ²
2302	4 653,2	432,3
2306	16 001,6	1 486,6
2310	12 589,5	1 169,6
2322	2 106,5	195,7
2286	1 358,4	126,2
2290	1 520,9	141,3
2294	4 077,3	378,8
2338	4 094,6	380,4
2334	2 998,8	278,6
2330	7 122,5	661,7
2326	8 857,6	822,9
2298	1 926,7	179,0
2318	5 997,6	557,2
TOTAL	73 305,2	6 810,3
TABLEAU DE SUPERFICIE (zones communes)		
LOCAL	SUP: pi ²	SUP: m ²
K	278,8	25,9
L	598,5	55,6
M	87,2	8,1
TOTAL	964,5	89,6



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GLOBAL PROJECT

The Faubourg Sagamie site is undergoing redevelopment and is being redefined as a dynamic space that will combine retail and residential, offering a new face to Jonquière and an opportunity for modern living for residents. With the addition of new commercial spaces and up to 360 housing units (eventually), this \$160 million project promises to revitalize the area and create an enriched living environment for the community.



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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