

COMMERCIAL FOR RENT

TERREBONNE (TERREBONNE) (CÔTE TERREBONNE)



ULS : 21474000

**980 AV. PIERRE-DANSEREAU, APP.102,
TERREBONNE (TERREBONNE) (CÔTE
TERREBONNE), J6Y 0R7**

Install your trade / business in a unique living environment! A future-oriented neighborhood focused on eco-responsibility. Urbanova is all this and more! The development of the neighborhood has been designed so that residents can quickly access local shops on foot or by bike (paths, pedestrian crossings)

Complete information at the following address :

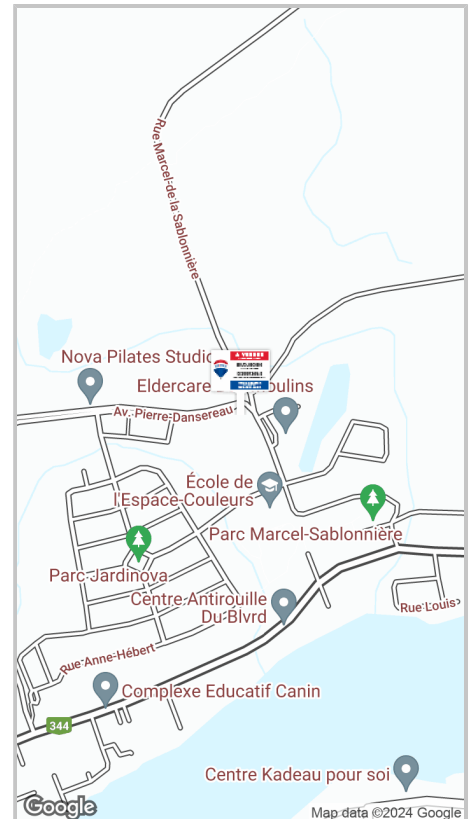
www.remax-quebec.com, ULS: #21474000



NUMBER OF ROOMS : 0



YEAR BUILT : 2023



STEPHANE BOILY
Real Estate Broker

RE/MAX ROYAL (JORDAN)

📞 Ofc. : 514-630-7324

📱 Cell. : 514-630-7324

**\$23 square foot
per year
TGS1/QST**



1 GARAGE



ADDENDA

Urbanova is a unique living environment that relies on its natural character, on the density of its population, on the proximity of services and on specific facilities that make it possible to opt for active transportation rather than the car.

The density of housing and activities is particularly crucial for businesses and local services which can only set up if there is a sufficient clientele made up of inhabitants, workers or passers-by.

Promoting collective and active modes of travel is the[...]

(Complete addendum in the annex.)

CHARACTERISTICS

Heating Energy

Electricity

Equipment/Services

Central air conditioning ,
Fire detector , Air
exchange system , Signs
allowed , Sprinkler system

Water Supply

Municipality

Sewage System

Municipality

BUILDING DETAILS AND PROPERTY INTERIOR

Size

27' X 45' Irregular

Year built

2023

Living area

1,040 SF

Siding

Brick

LOT AND EXTERIOR FEATURES

Parking (total)

Garage : 1

Proximity

Highway , Public
transportation

Zoning

Commercial

FINANCIAL DETAILS

TAXES

TOTAL

\$0.00

INCLUDED & EXCLUDED

Included

Additional fee of \$7 x annual
per square feet for maintenance
costs, insurance, concierge,
municipal and school taxes,
snow removal, landscaping

Excluded

Heating cost and electricity and
telecommunication



ADDENDA (COMPLETE)

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The density of housing and activities is particularly crucial for businesses and local services which can only set up if there is a sufficient clientele made up of inhabitants, workers or passers-by.

Promoting collective and active modes of travel is therefore one of the essential components of Urbanova. More sidewalks, complete cycling network, improved bus routes: everything will be put in place to allow efficient travel in the neighborhood for your customers.

- * Bus stops every 300 meters;
- * Safe and pleasant pedestrian paths near stops;
- * Bike racks and secure bike locations near targeted stops

One of the major aspects of Urbanova is to offer a development plan that allows for greater population density in residential areas, while promoting a mix of uses.

The mix of uses and denser development favor the presence of a large number of diversified urban functions at a short distance from each other (various and varied activities and businesses, transport and communication networks, public services, parks and green).

Possibility of negotiating the construction of interior finishings with the landlord and spreading their costs monthly over the duration of the lease