

FOR SALE.

138, de la Barre Street
Boucherville



Flexible Workspace
Office / Industrial



7,332 ft²

Michel Labbé

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Partner | Certified Real Estate Broker AEO

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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')



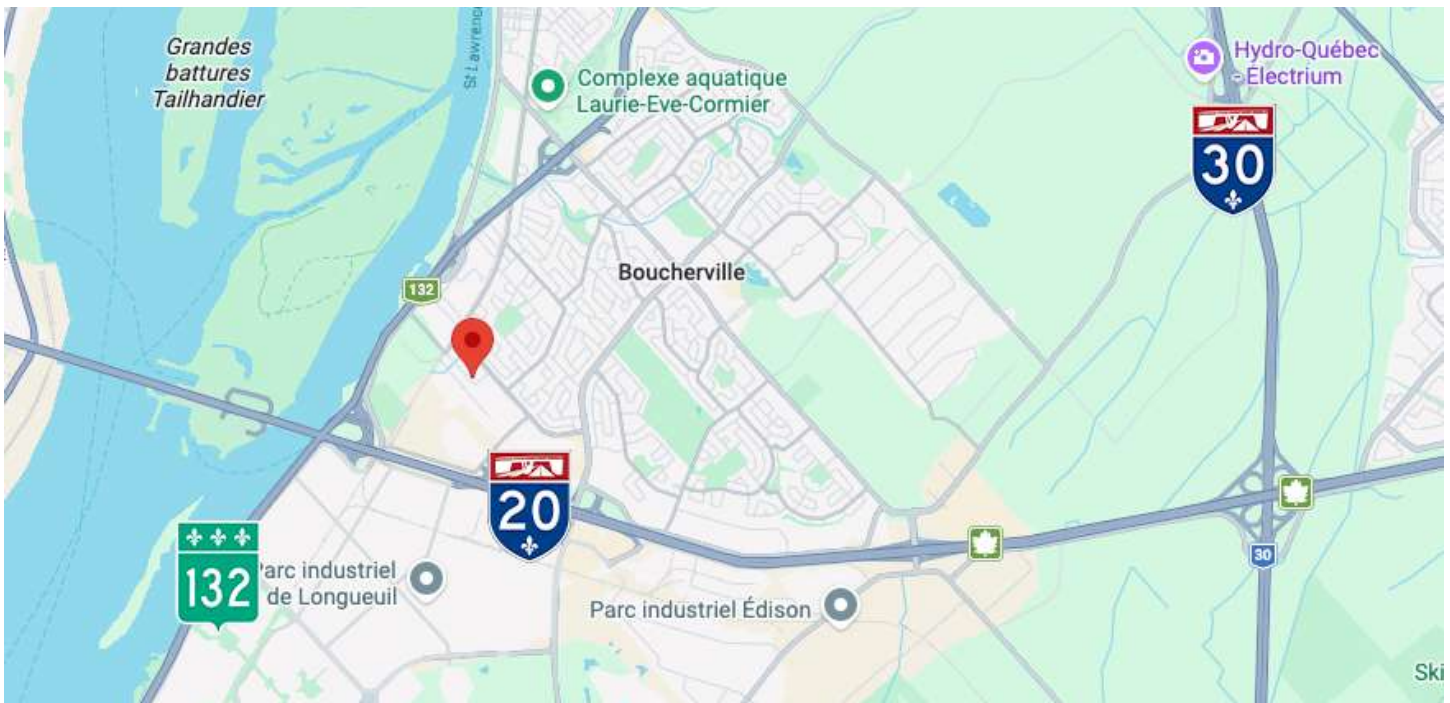
Electrical Entry
200 amp / 600 volt



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



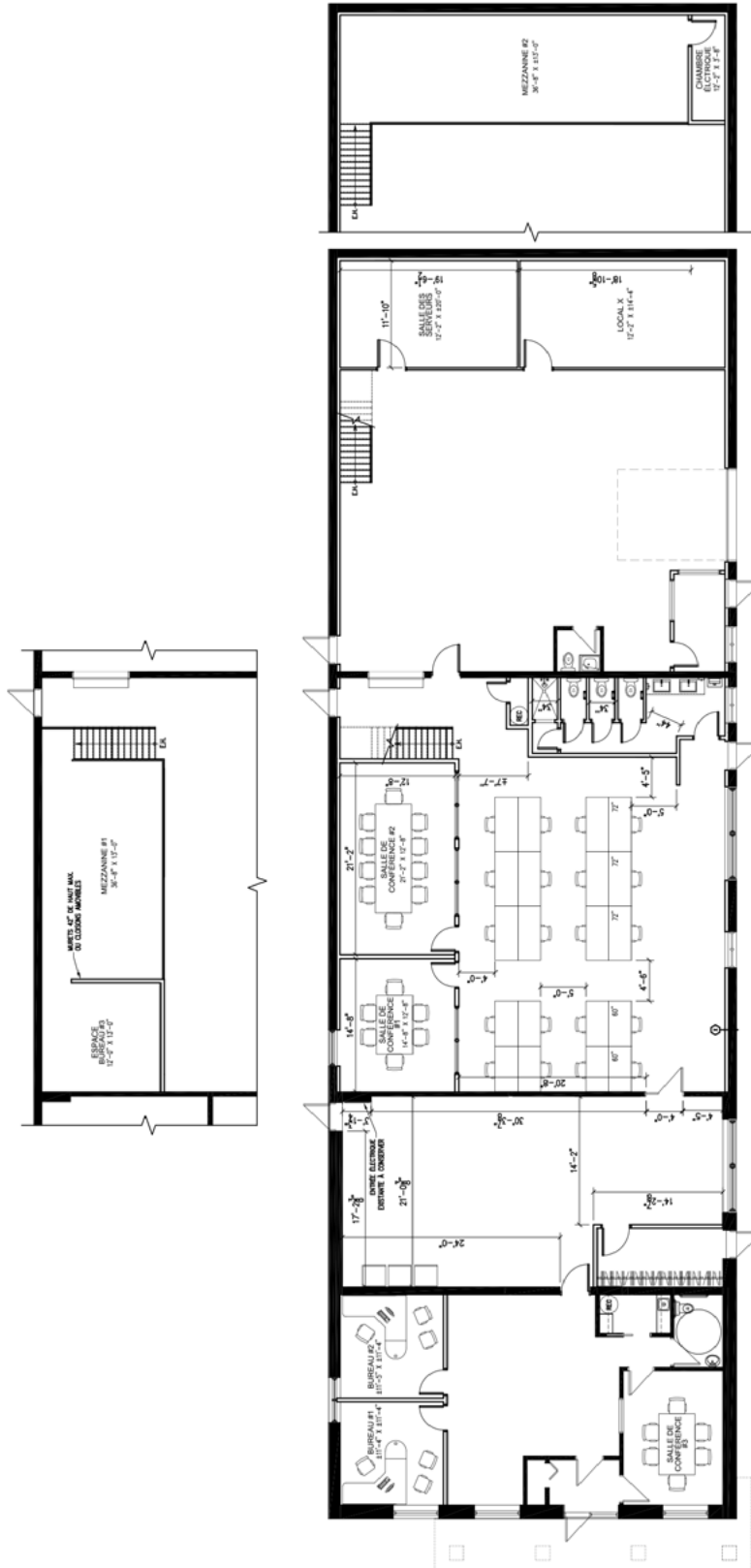
Average Household Income
\$ 164,265



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

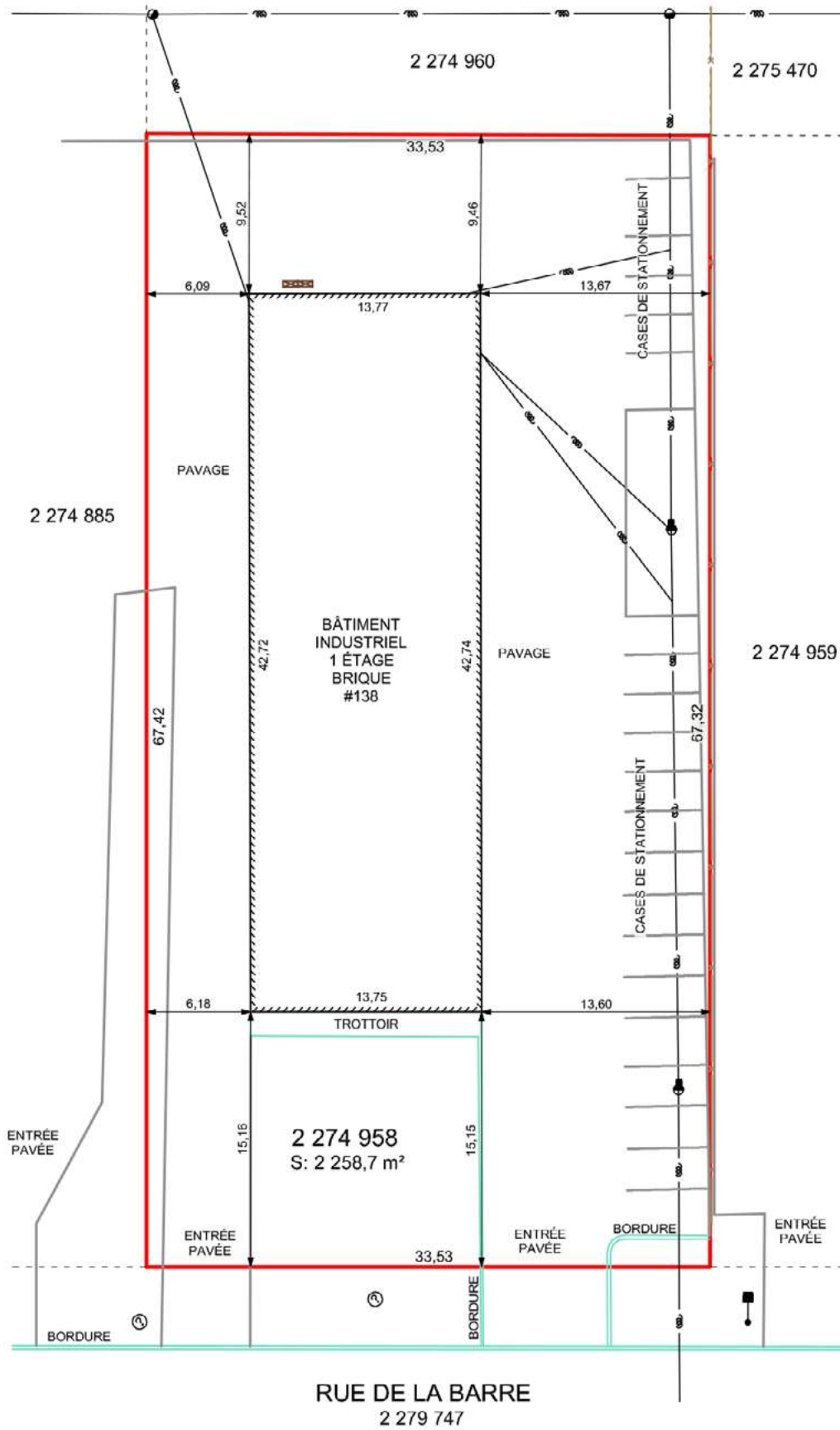
Sitewise - 2025 Estimated Demographics - 5 km Radius

Suite - 6,751 ft²



de la Barre Street

Location Certificate



Contact-us



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