

FOR SALE FOR RENT

SAINTE-JULIE

1477, Nobel Road

COMMERCIAL / OFFICE

9,315 ft²



Jean-Guy PARENT

Founder | Real Estate Broker
j.g.parent@intercomsi.com

Suzy PARENT

Certified Real Estate Broker AEO
s.parent@intercomsi.com



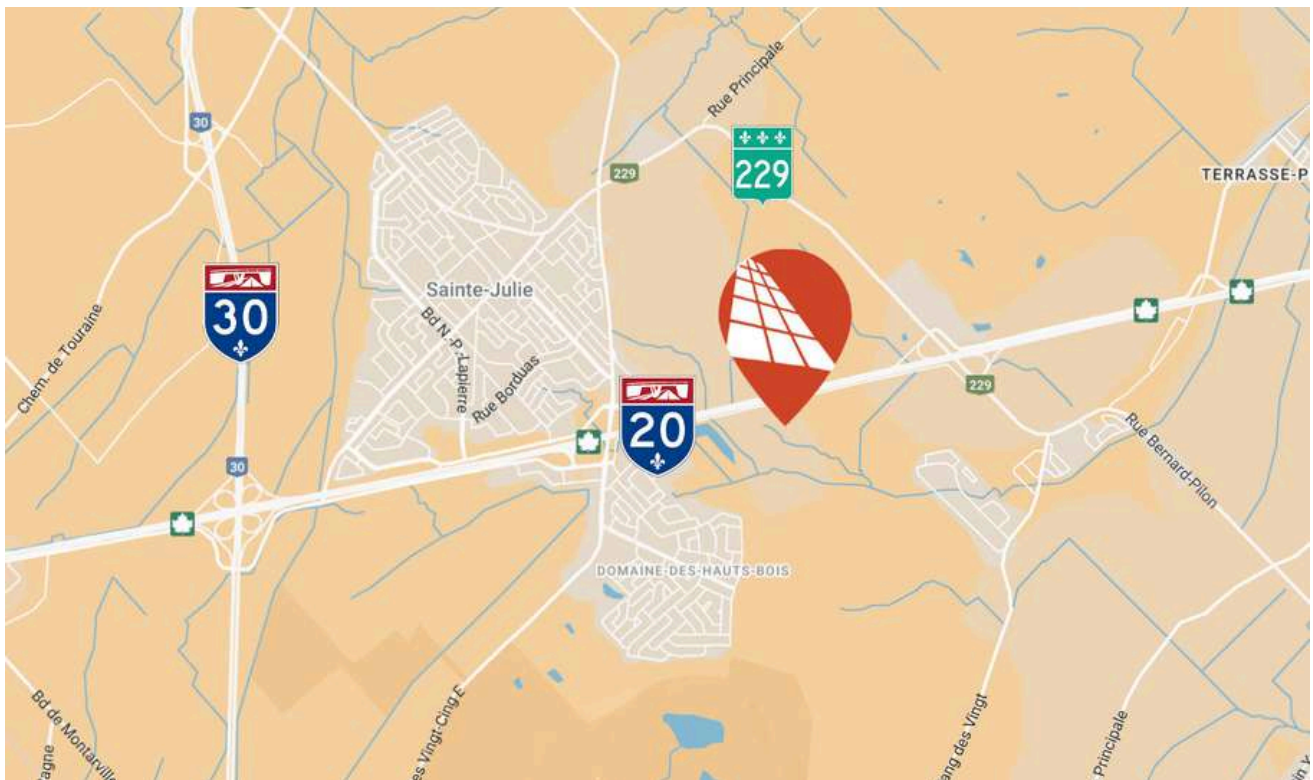
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HIGHLIGHTS

- Located along Highway 20, near downtown Sainte-Julie
- Building divided between office and warehouse space
- Bright, spacious offices with washrooms and the possibility to install a kitchen
- Warehouse with 22-foot clear ceiling height
- Private entrance
- Three shared garage doors
- Mezzanine overlooking the warehouse



LOCATION



Public Transit
1, 325, 330, 340, 350, 520, 600
Sainte-Julie Terminus (2.4 km)



Main Roads
A20, A30, R229



Road Bridges
Louis-H-La Fontaine Tunnel (±13 km)

DEMOGRAPHY (5 km radius)



35 187 Population



27 166 Active Population

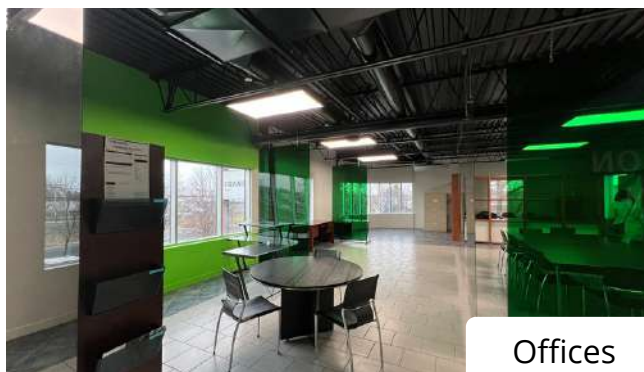


13 188 Household



\$ 166 086 Average Household Income

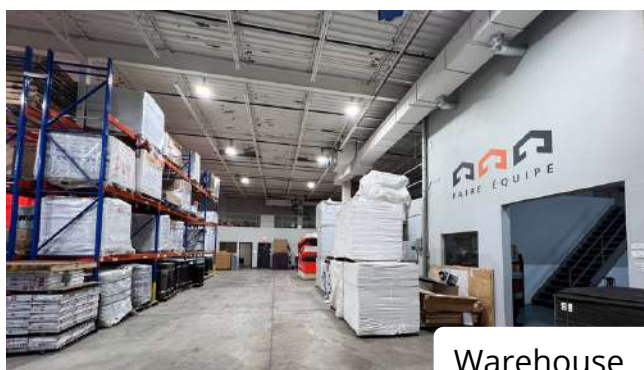
Sitewise - Estimated 2025 Statistics



Offices



Mezzanine



Warehouse



Garage doors

GENERAL INFORMATION

Renting

Net Rent To be discussed

Additionnal Rent To come
Electricity / Energy Included

Sale

Price \$ 5,000,000

Parking Ample
Availability Q1 2026

AVAILABLE AREAS

(approximates)

Total Area 9,315 ft²

Offices 2,115 ft²

Warehouse 5,400 ft²

Mezzanine 1,800 ft²

Land 64,793 ft²

EVALUATION AND TAXES

Evaluation (2025) \$ 2,000,500

Building \$ 1,233,300

Land \$ 767,200

Taxes (2025) \$ 33,195

Municipal \$ 31,510

School \$ 1,685



TECHNICAL POINTS



Construction
1998



Lot #
5 542 222



Zoning
I-154



Roof
Flat roof



A / C
Office



Heating
Natural Gaz



Exterior Cladding
Steel



Free Height
22'



Charging Docks
3



Electrical Inputs
400 amps



Sprinklers
Yes



W / C
Private



Mezzanine
Yes



Entreposage
Yes



Floors
2

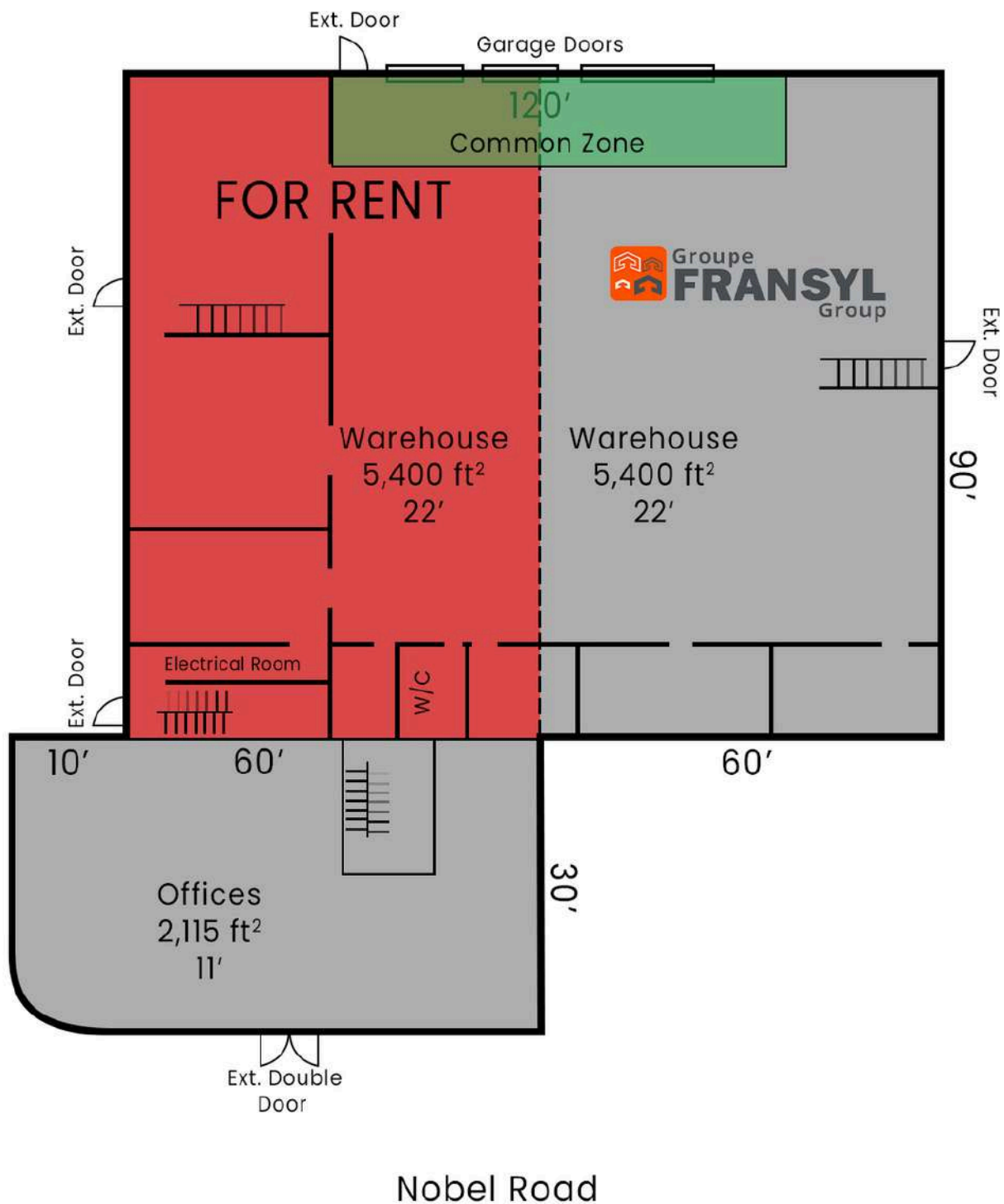


SUZY PARENT
450 655-1334

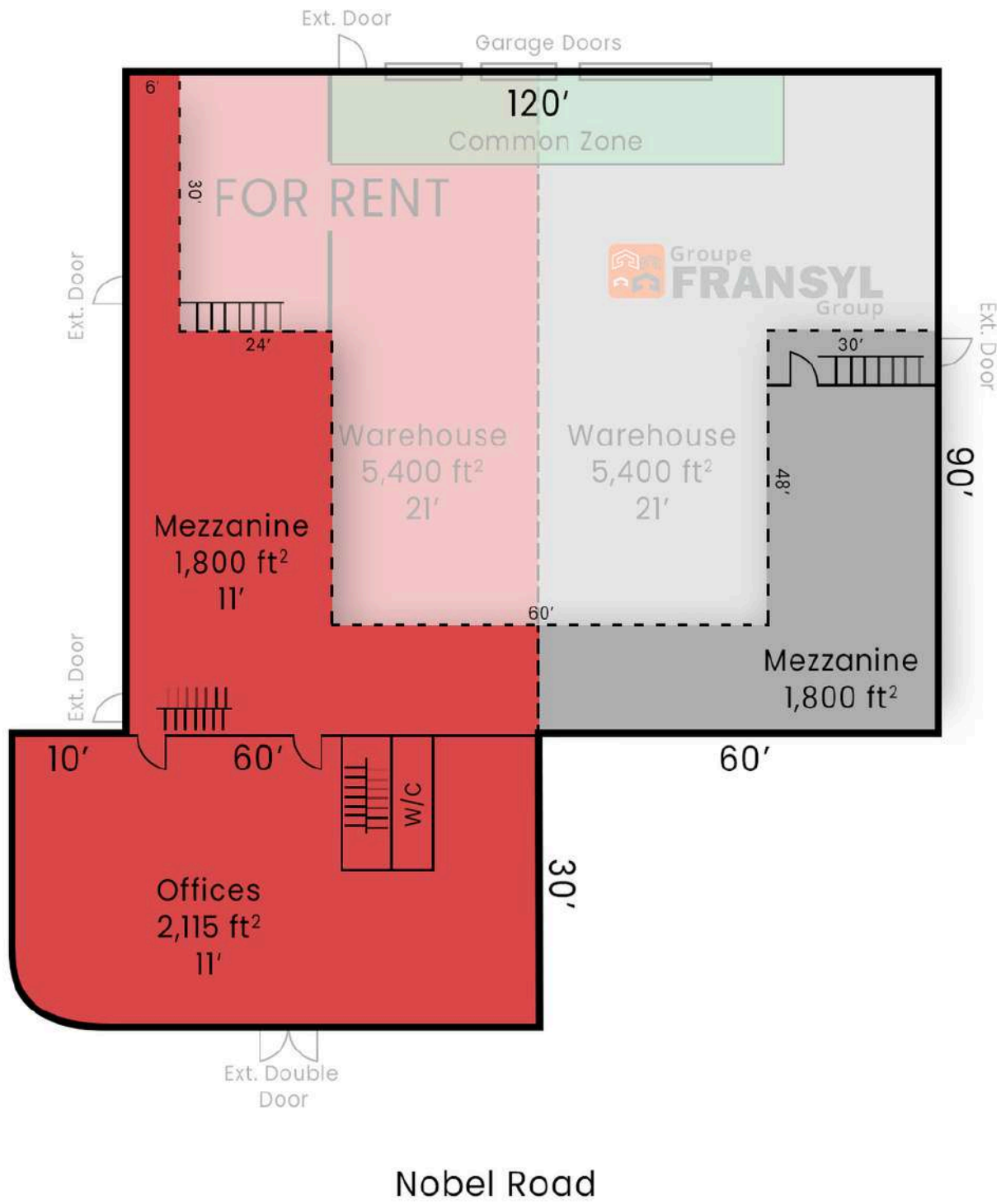


JEAN-GUY PARENT
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PLAN - First floor



PLAN - Second floor



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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