

**OBERFELD SNOWCAP**

**FOR LEASE** ↘

**1400 St-Jean-Baptiste**  
**Québec, QC**

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**CBRE**



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\*\*\* Commercial real estate broker acting within the corporation Maxime St-Pierre Real Estate Services Inc.



# Overview

SQUARE FOOTAGE	Ground Floor : <u>28,654 SF</u> (divisible)   2 <sup>nd</sup> Floor : <u>1,195 SF - 8,887 SF</u>
ADDRESS	1400 Avenue Saint-Jean Baptiste, Québec QC
AVAILABILITY	Immediate
NET RENT	Ask listing brokers
ADDITIONNAL RENT	\$7.45 PSF + Electricity ( Ground floor)
FREE HEIGHT	16,5
FLOOR LEVEL DOORS	1

DIVISIBLE



STRIP CENTER



7 LOADING DOCKS

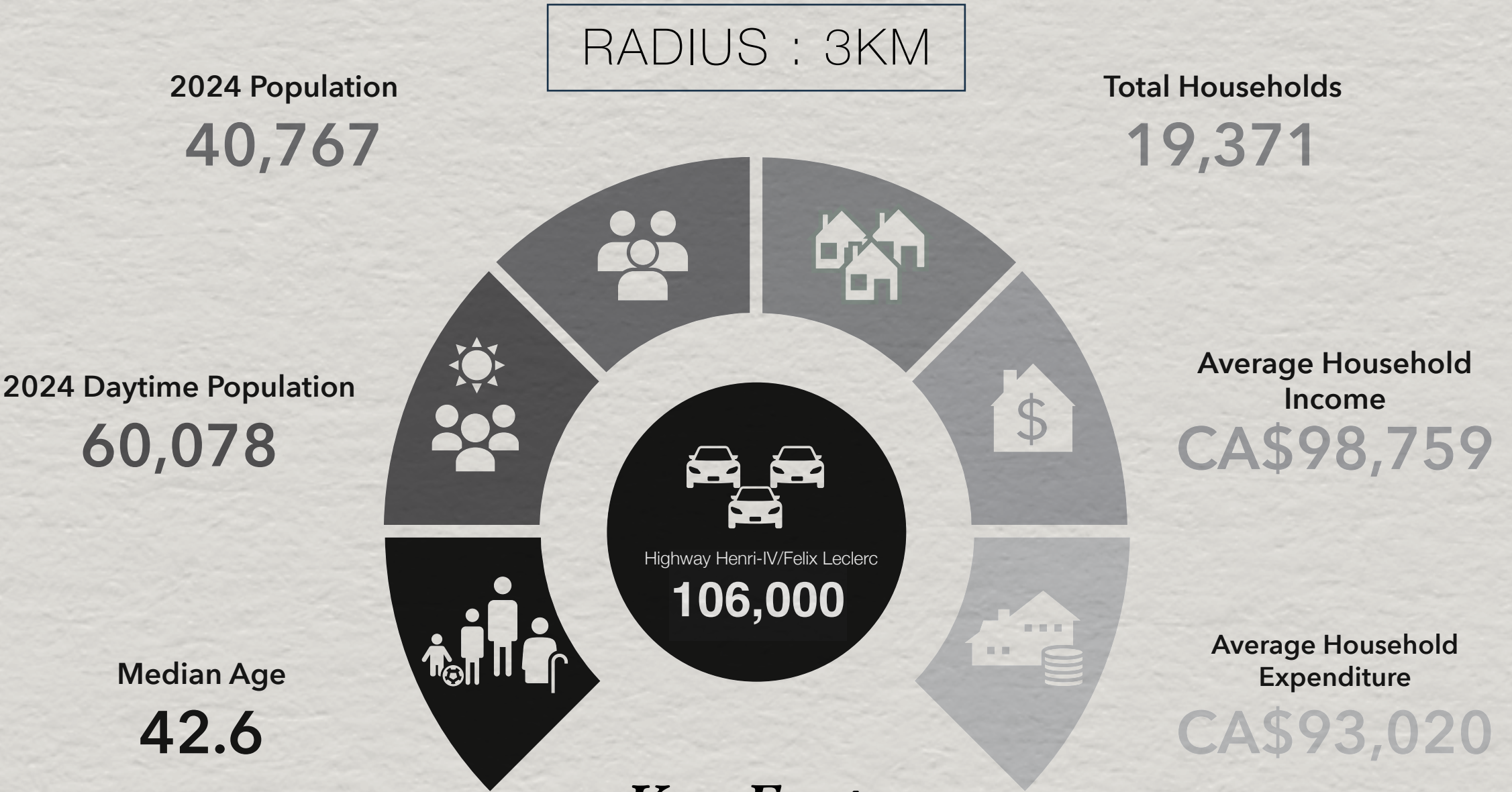


AMPLE PARKING





# Area Demographics



## Key Facts

Demographic Data Source: Environics (2024)



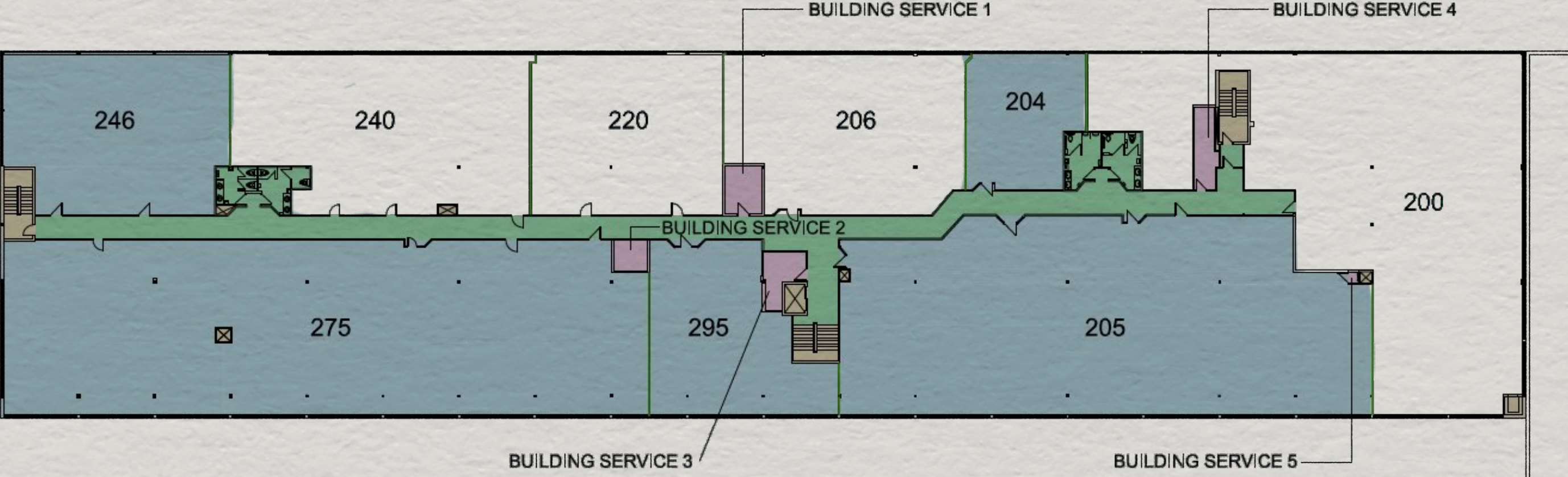


28,654 SF (divisible)

# Plan - Ground Floor



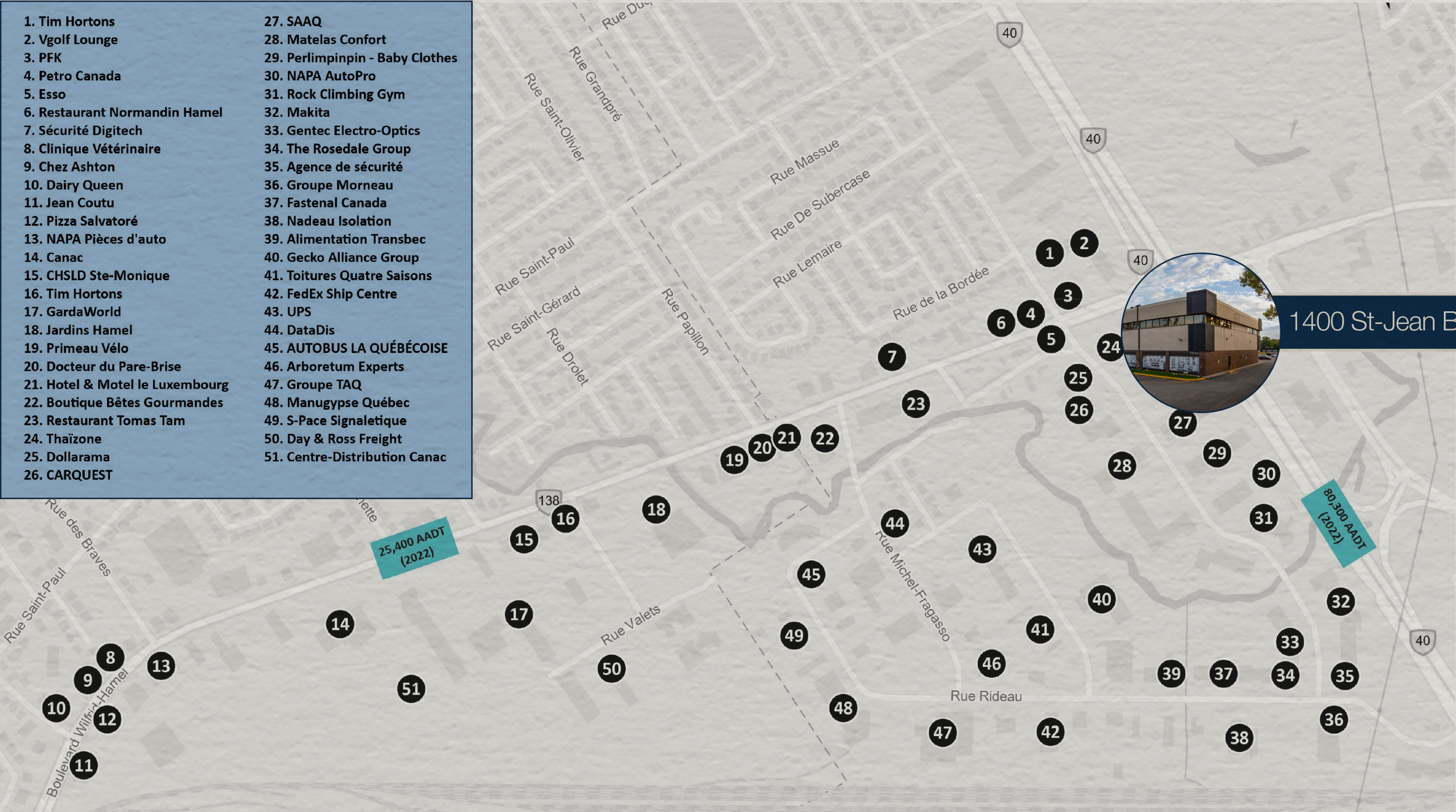
# Plan - Second Floor



UNIT	204	205	246	275	295
SIZE (SF)	1,195	7,818	2,736	8,887	2,014



# Retailer Map





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