

Unit 145

145 Rue Salaberry O, Salaberry-de-Valleyfield

—FOR RENT



Florian Leterrier

VICE PRESIDENT

Real estate broker

Team Florian Leterrier

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RENTAL SPACE DESCRIPTION

New commercial space of approximately 10,000 sq. ft. Very well located. Facing the courthouse and within walking distance of important institutions such as the Sacroît Hospital, the Valleyfield Cégep, and the City Hall.

STRATEGIC AREA FOR

Retail / Professionnal Services

SERVICES OFFERED IN THE BUILDING

None

AVAILABLE AREA SQ. Ft.

10 000 SQ. Ft.



AVAILABILITY
Now

CONTIGUOUS SPACE
To be verified

CONTIGUOUS AVAILABLE AREA
To be verified

Transit Score
N/A



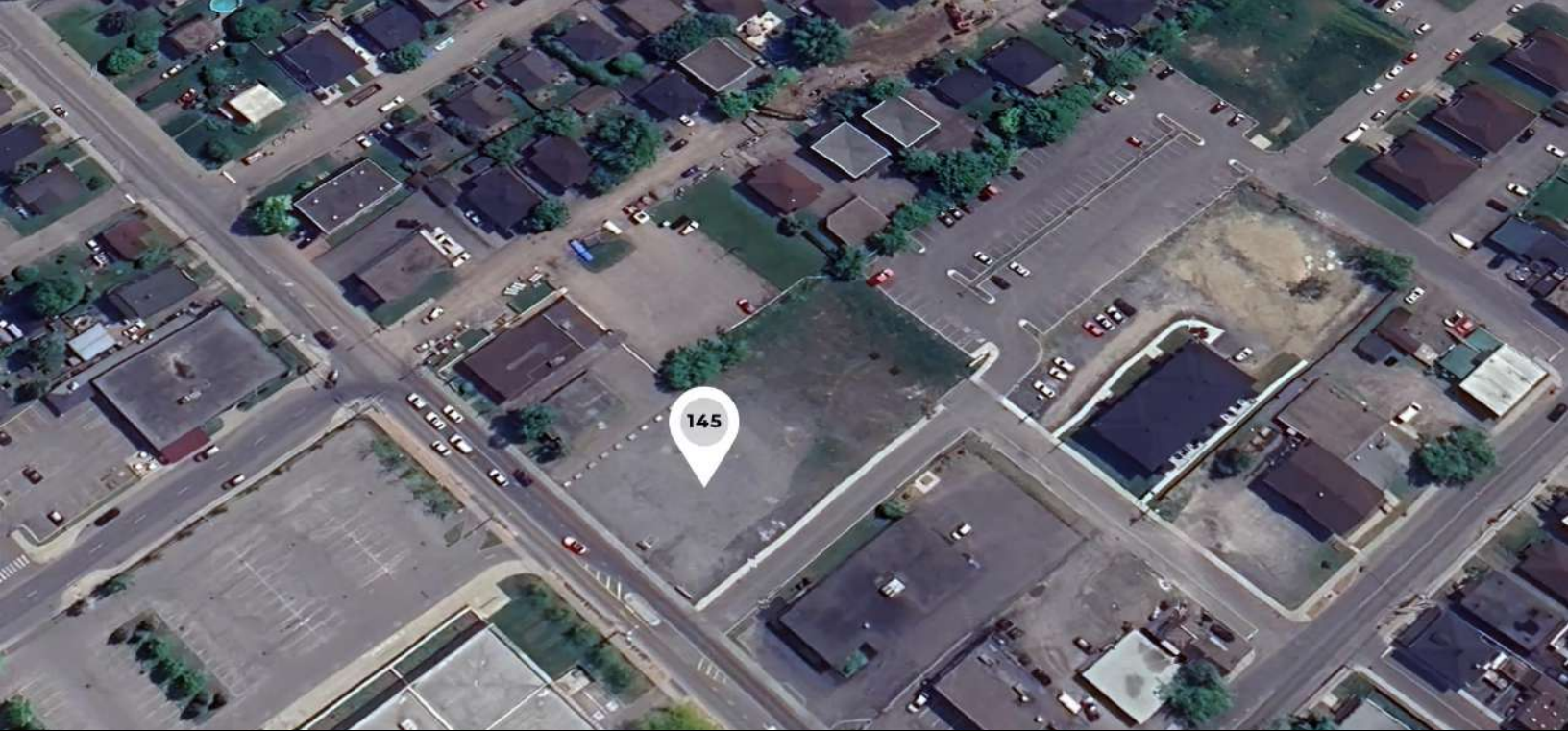
Bike Score
70



Walk Score
92



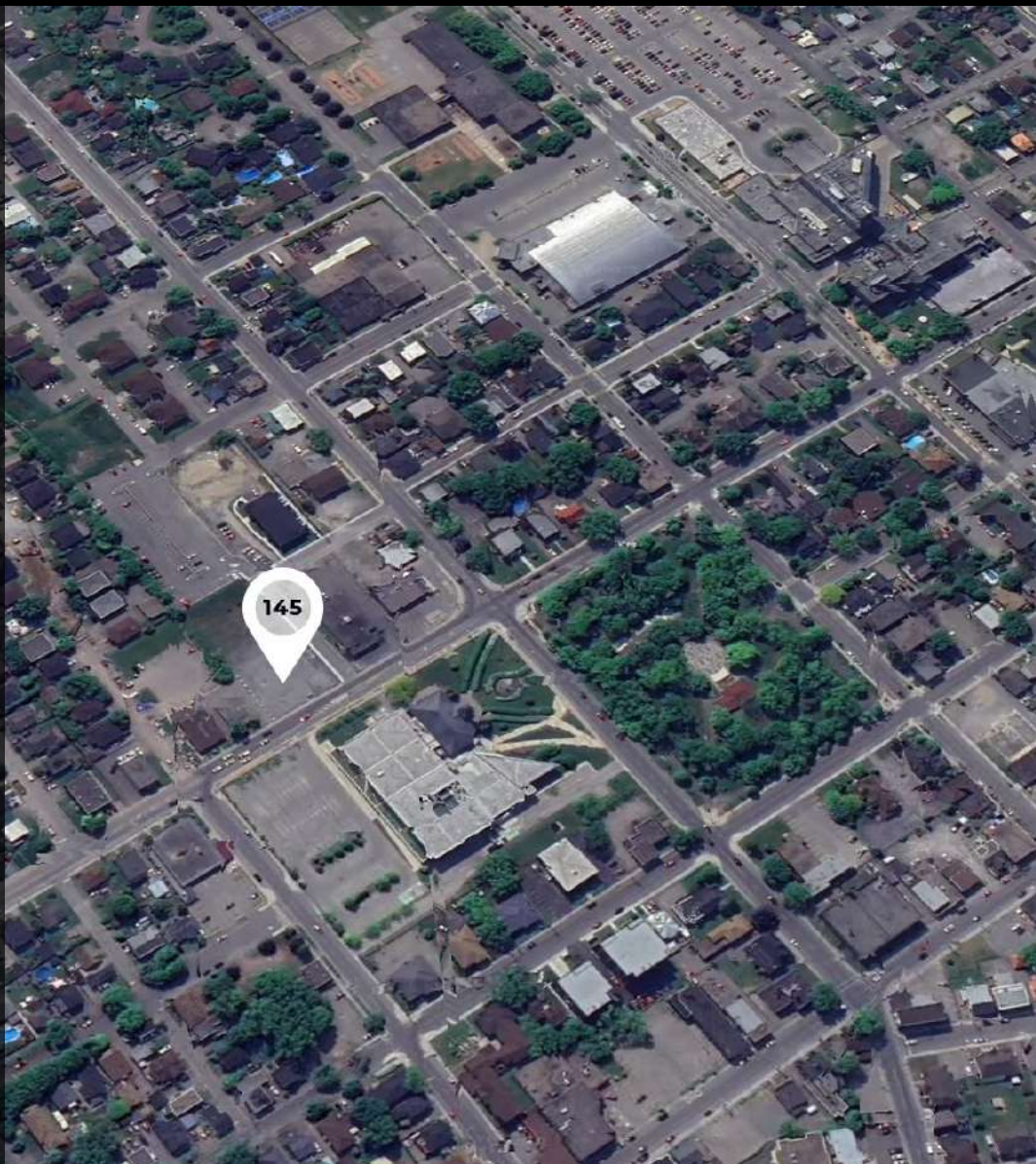
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MAIN ATTRACTIONS OF THE AREA

- Salaberry-de-Valleyfield, population 39,000
- Strategic location
- High visibility
- Area in full development



CHARACTERISTIC OF THE SPACE

YEAR OF RENOVATION

N/A

CURRENT DEVELOPMENT

N/A (NEW)

FREE HEIGHT

To be verified

RECEPTION AREA

N/A

INTERNET AND TELECOM

Bell / Videotron

SECURITY

To be verified

MEETING ROOM

N/A

HEATING

Central

MANAGER'S OFFICE

To be verified

KITCHENETTE

N/A

AIR CONDITIONING

Central

DAILY CLEANING

N/A

WASHROOMS

N/A

ELECTRICITY

Electrical

ELEVATOR

N/A

OTHER INFORMATION

Base building

RENT CONDITIONS TERMS OF LEASE

3 YEARS

#

145

FLOORS

1er

AVAILABLE AREA

10 000 SQ. FT.

BASE RENT

24,00 \$ / SQ. FT. +GST/+PST

ESTIMATED ADDITIONAL RENT

5,00\$ / SQ. FT.

ALLOCATION

À déterminer

AVAILABILITY

Now

10 YEARS

#

145

FLOORS

1st

AVAILABLE AREA

10 000 SQ. FT.

BASE RENT

24,00 \$ / SQ. FT. +GST/+PST

ESTIMATED ADDITIONAL RENT

5,00\$ / SQ. FT.

ALLOCATION

À déterminer

AVAILABILITY

Now

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ACCESS

Road 132

PUBLIC TRANSPORTS

Bus 1

BIKE STORAGE

N/A

INTERIOR PARKING

No

PRICE RESERVED PARKING SPACE

N/A

OUTDOOR PARKING

Yes

PRICE NON-RESERVED PARKING SPACE

To be verified

ZONING

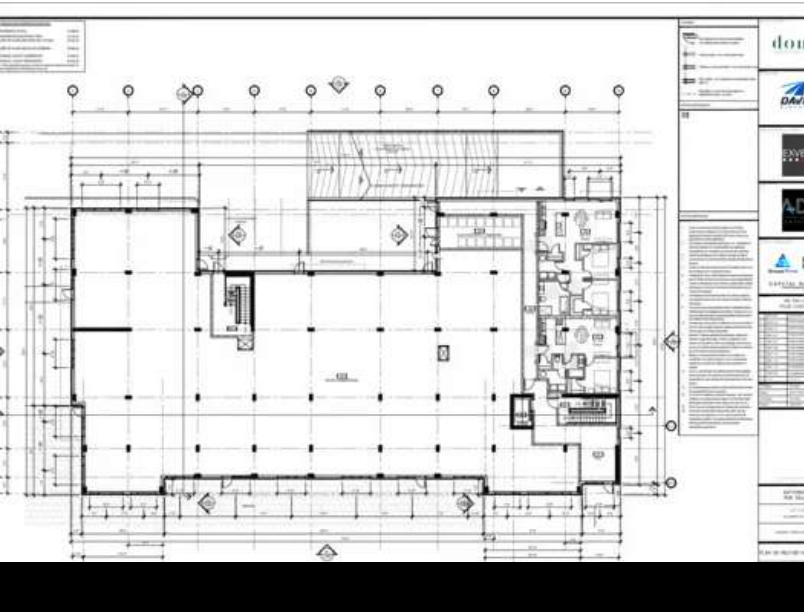
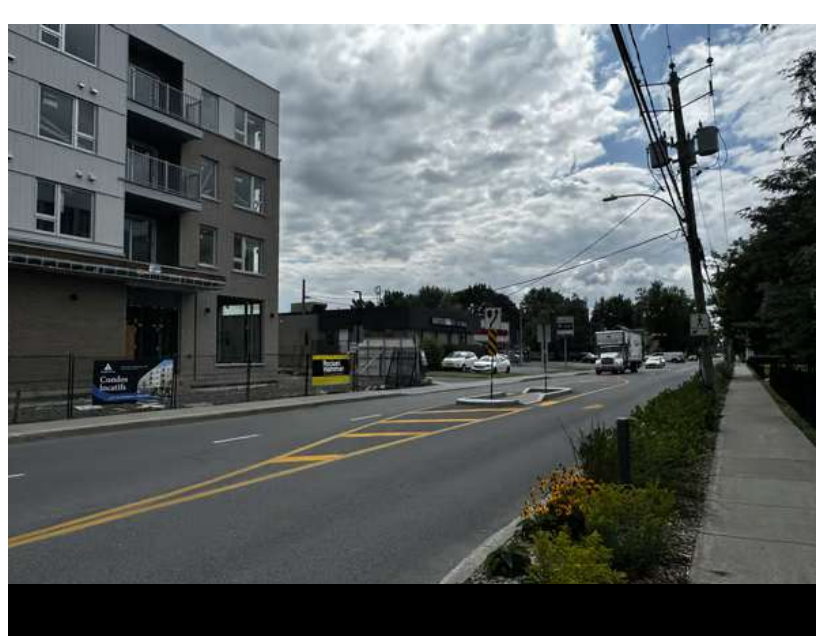
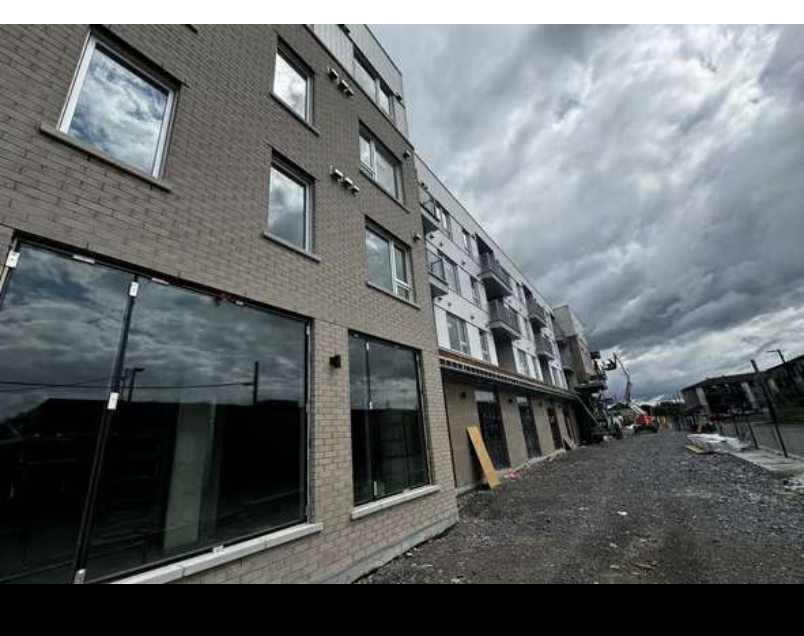
Zone : C-557

Retails

SIGNAGE OPPORTUNITY

Yes





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