

FOR LEASE

750 RUE SAINT-JOSEPH EST

Québec, QC G1K 3C3



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 **ZINATI**
REALTY
COMMERCIAL BROKERAGE



OFFERING SUMMARY

Available SF:	6,000 - 12,000 SF
Lease Rate:	\$16.31 - 16.36 SF/yr (NNN)
Additional Rent:	approx. \$4.39 SF/yr

PROPERTY OVERVIEW

750-758 Rue Saint-Joseph Est is a rare opportunity to acquire or lease a technically sound, highly visible urban mixed-use asset positioned at the intersection of retail prominence, residential stability, and long-term neighbourhood growth. Located 130 metres from Boulevard Charest, and with access to Dufferin-Montmorency Expressway, this space is only approx. 19 minutes to Québec Jean Lesage International Airport.

PROPERTY HIGHLIGHTS

- 16 Residential Units (15 studio, 1 one bedroom) at the 750 address
- Residential Units range from 217 - 449 SF
- Grade entrance to street retail at 754-758 with 10' ceilings
- Additional full-height (8'6") basement showroom in 754-758 (~6,000 SF)
- Sprinklered building
- Freight elevator servicing the basement and ground floor commercial spaces
- Utilities extra

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Available Spaces



SPACES

754-758 Combined
754-758 Ground Floor
754-758 Basement
750 - All Residential Units

LEASE RATE

\$16.31 SF/yr
\$16.31 SF/yr
\$16.31 SF/yr
\$10,300 per month

SPACE SIZE

12,000 SF
6,000 SF
6,000 SF
7,556 SF

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Additional Photos



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