

# FOR LEASE

773 RUE SAINT-JOSEPH EST

Québec, QC G1K 3C6



**JOHN ZINATI**  
+1(613)880.4106  
john@zinatirealty.com

92 CENTREPOINTE DRIVE • OTTAWA, ON K2G 6B1 • 613.853.4106 • ZINATIREALTY.COM

 **ZINATI**  
REALTY  
COMMERCIAL BROKERAGE



### OFFERING SUMMARY

<b>Available SF:</b>	4,682 SF
<b>Lease Rate:</b>	\$35.00 SF/yr (NNN)
<b>Additional Rent:</b>	\$10.30 SF/yr
<b>Zoning:</b>	12041Mc

### PROPERTY OVERVIEW

Rare opportunity to lease a prominent multi-level commercial property in the heart of Québec City's vibrant Saint-Roch district. The space includes approximately 1,633 SF at grade, 1,087 SF on the second floor, a third-floor mezzanine component, and a 791 SF basement ideal for storage, inventory, or back-of-house operations. The property offers grade-level entrance to the ground-floor retail space. Immediate proximity to grocery anchors, cafés, entertainment venues, and public transportation further enhances accessibility for both customers and staff.

### PROPERTY HIGHLIGHTS

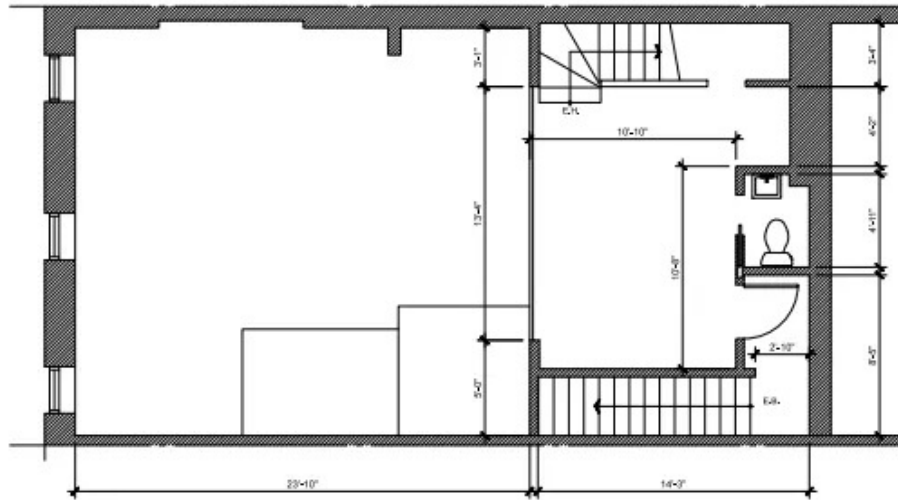
- Strong street-front branding/signage opportunity
- Large commercial storefront glazing (thermodynamic windows)
- Multiple washrooms
- Electric baseboard heating
- Modern sprinkler systems & HVAC
- Utilities extra
- Available immediately

### JOHN ZINATI

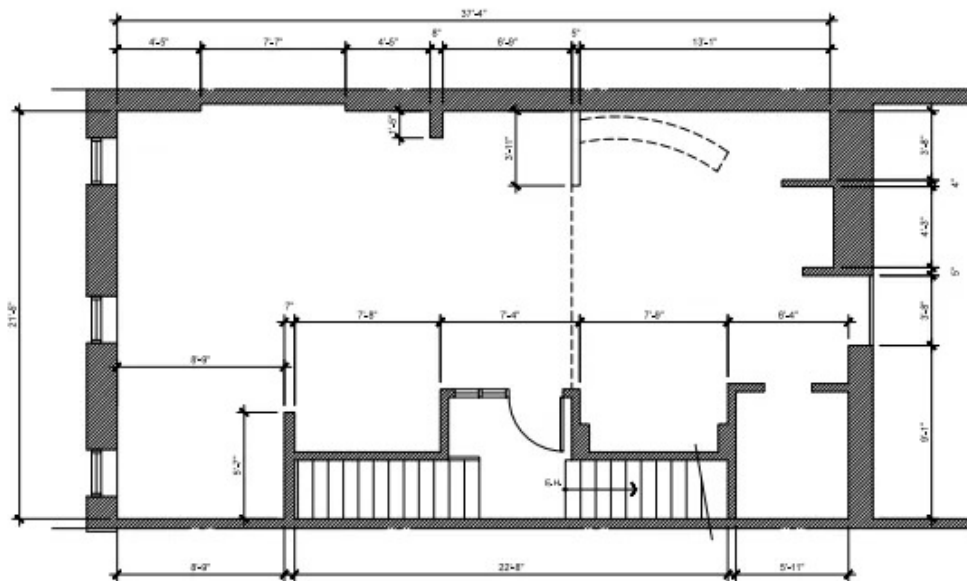
+1(613)880.4106

john@zinatirealty.com

92 CENTREPOINTE DRIVE • OTTAWA, ON K2G 6B1 • 613.853.4106 • ZINATIREALTY.COM



3 PLAN DE LA MEZZANINE (Existant)  
A-1 Echelle: 1/4" = 1'-0"



1 PLAN DU 2 ième ÉTAGE (existant)  
A-1 Echelle: 1/4" = 1'-0"

JOHN ZINATI

+1(613)880.4106

john@zinatirealty.com

92 CENTREPOINTE DRIVE • OTTAWA, ON K2G 6B1 • 613.853.4106 • ZINATIREALTY.COM

773 RUE SAINT-JOSEPH EST  
QUÉBEC, QC G1K 3C6

Additional Photos



**JOHN ZINATI**

+1(613)880.4106

john@zinatirealty.com

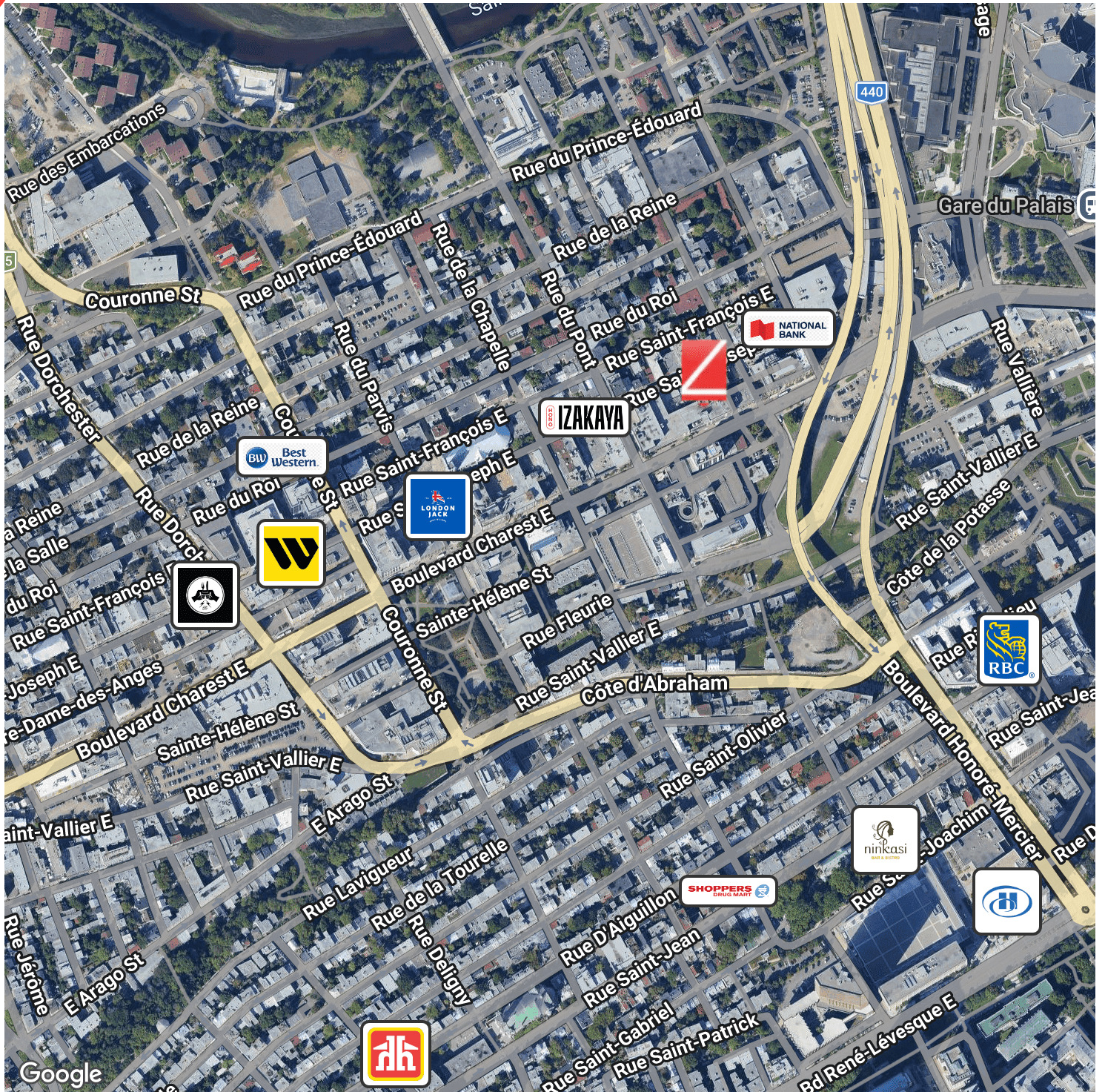
92 CENTREPOINTE DRIVE • OTTAWA, ON K2G 6B1 • 613.853.4106 • ZINATIREALTY.COM

**ZINATI**  
REALTY  
COMMERCIAL BROKERAGE

# 773 RUE SAINT-JOSEPH EST

QUÉBEC, QC G1K 3C6

Retailer Map



**JOHN ZINATI**

+1(613)880.4106

john@zinatirealty.com

92 CENTREPOINTE DRIVE • OTTAWA, ON K2G 6B1 • 613.853.4106 • ZINATIREALTY.COM

**ZINATI**  
REALTY  
COMMERCIAL BROKERAGE