

FOR RENT

QUEBEC (LIMOILOU)

1785 de la Canardière

COMMERCIAL

2,660 ft²



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HIGHLIGHTS

- New construction
- Commercial space for rent
- Close to Enfant-Jésus Hospital
- Prestigious residential building
- Modern architecture with abundant windows
- Located in the heart of Limoilou
- Close to Henri-Bourassa Boulevard, along Route 138
- Easily accessible via Highways R138, A440 and A40



LOCATION



Public Transit
4, 36, 54, 61, 133, 136, 238, 290,
800, 802



Main Roads
R138, A440, A40



Road Bridges
Pierre Laporte Bridge (±15 km)
and de l'Île Bridge (±10 km)

DEMOGRAPHY

5 km radius



217,081 residents



111,549 daytime population



117,191 households

Sitewise - Estimated 2025 Statistics



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GENERAL INFORMATION

Net Rent \$ 24.00 / ft²
 Additional Rent \$ 7.27 / ft²
 Electricity/Energy Excluded
 Disponibility Autumn 2025

AVAILABLE SPACES

Total (approximates) 2,660 ft²
Space level Ground floor

FEATURES

 Lot # 1 316 758

 Zoning Commercial

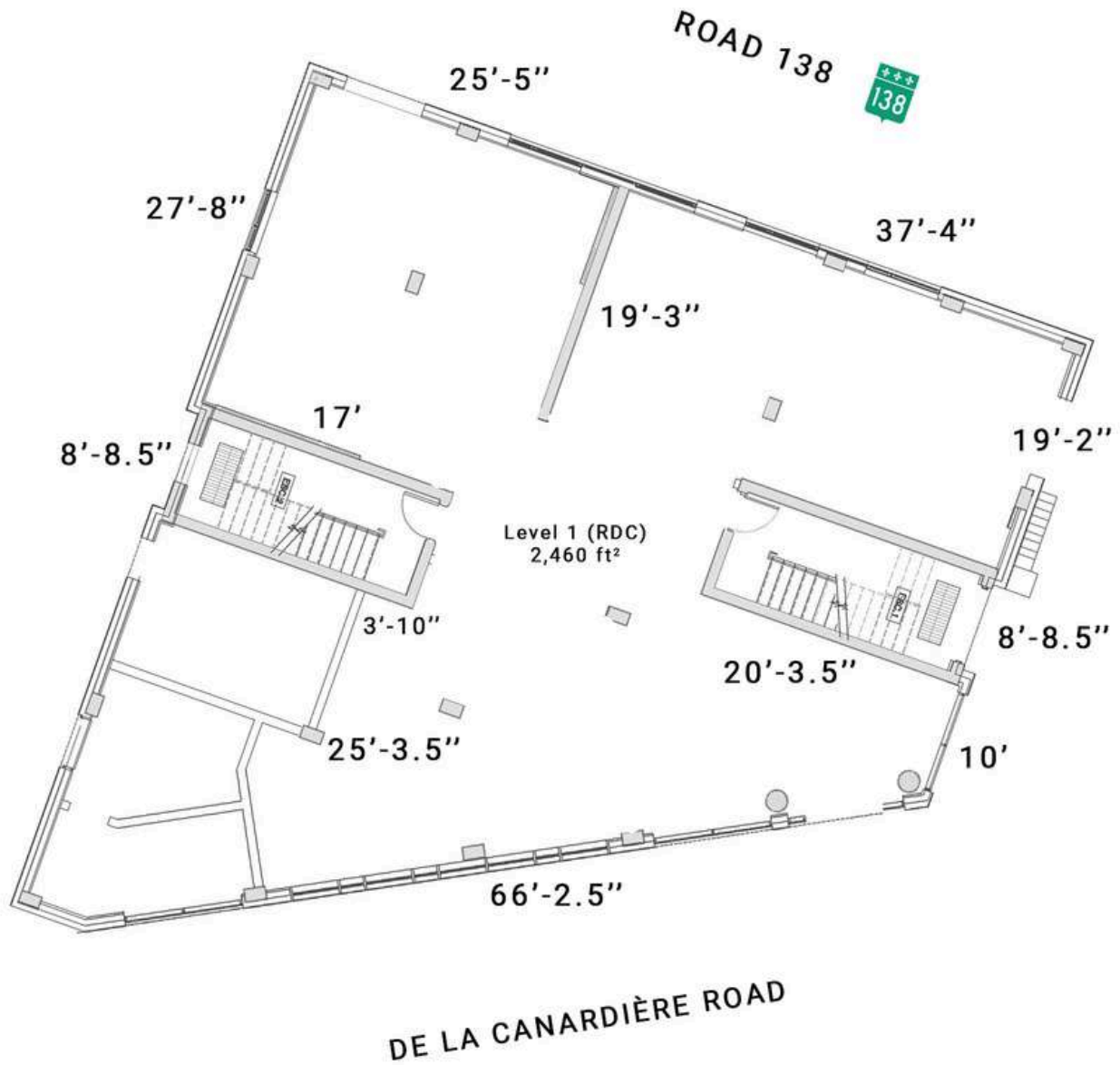
 Sprinklers Yes

 Air Conditioning Central



PLAN

GROUND 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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