

**PMML**

Unit 206

# Retail business

149-161 Saint-René Ouest, Gatineau

**FOR RENT**



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## RENTAL SPACE DESCRIPTION

For rent! Commercial property located in a strategic location on Saint-René Boulevard West in Gatineau. This space of approximately 800 square feet consists of three closed offices, a small kitchen, and an open area that can accommodate one or two other desks.

## STRATEGIC AREA FOR

## SERVICES OFFERED IN THE BUILDING

Cleaning service in the common areas (common toilet and corridors).

**AVAILABLE AREA SQ. Ft.**

800 SQ. Ft.



**AVAILABILITY**  
Now

**CONTIGUOUS SPACE**  
None

**CONTIGUOUS AVAILABLE AREA**  
None

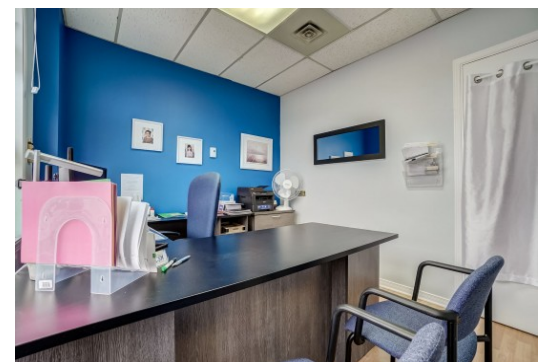
**Transit Score**  
52



**Bike Score**  
69



**Walk Score**  
40



The remarks, descriptions, features and financial projections contained in the present document are for information only and should not be considered as being official or accurate without due diligence verification. The information herein disclosed comes from sources that we consider to be reliable, but for which we cannot guarantee the accuracy. It is upon the buyer's responsibility to verify all the information and to declare himself satisfied or not of his due diligence verification performed after an accepted promise to purchase.

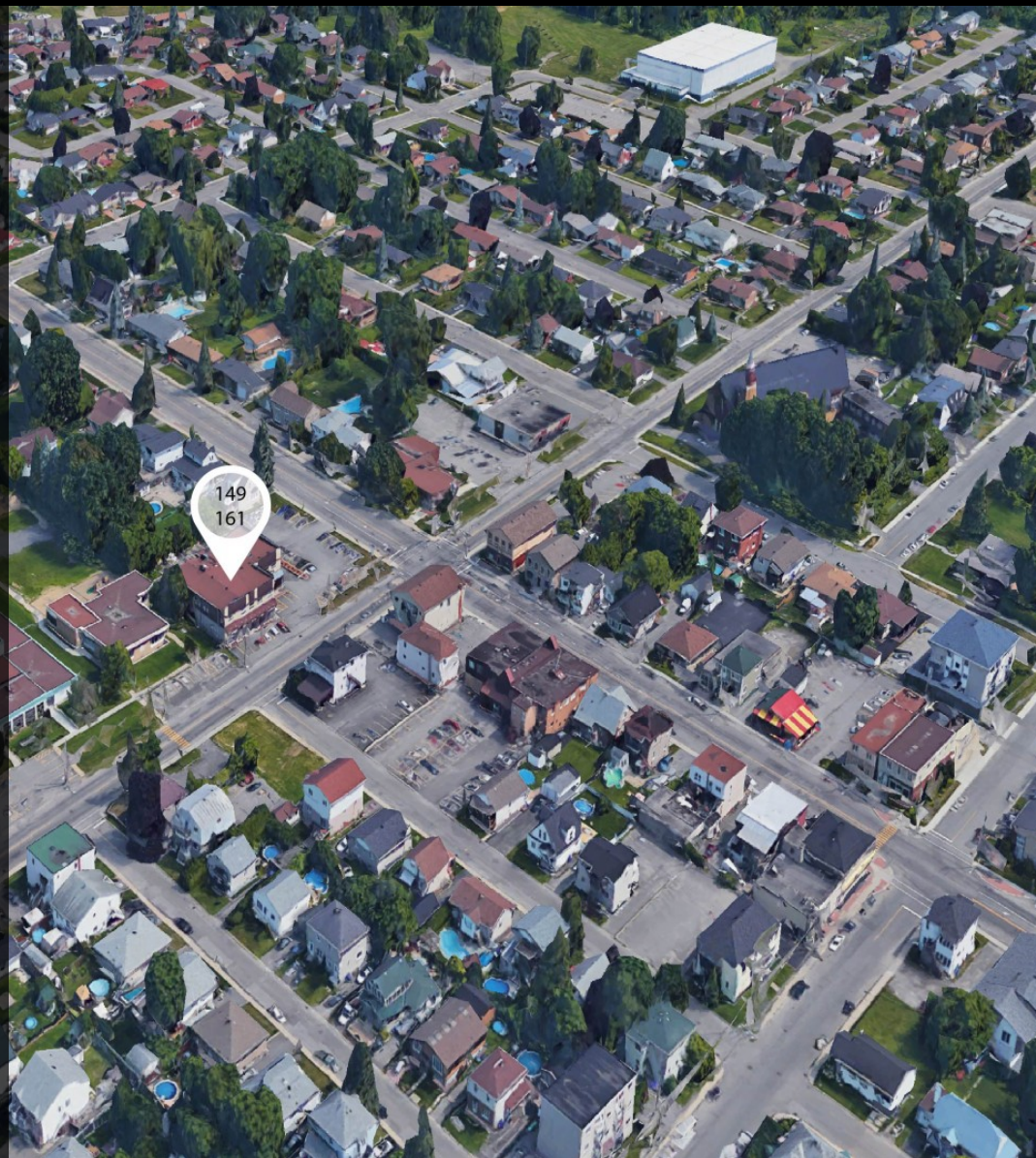
Descriptive sheet generated on : 2022-07-14 16:03



149-161 Saint-René Ouest, Gatineau

## MAIN ATTRACTIONS OF THE AREA

- Surrounded by many other businesses and services in the Main Street and St. René Boulevard West areas.
- Near Maloney boulevard which is a main artery in the city of Gatineau.



# CHARACTERISTIC OF THE SPACE

**YEAR OF RENOVATION**

N/A

**CURRENT DEVELOPMENT**

Office

**FREE HEIGHT**

9

**RECEPTION AREA**

No

**INTERNET AND TELECOM**

To be verified

**SECURITY**

To be verified

**MEETING ROOM**

No

**HEATING**

To be verified

**MANAGER'S OFFICE**

No

**KITCHENETTE**

No

**AIR CONDITIONING**

To be verified

**DAILY CLEANING**

Yes, for the common areas (common toilet and corridors).

**WASHROOMS**

Yes (common toilet)

**ELECTRICITY**

Electric baseboards

**ELEVATOR**

No

**OTHER INFORMATION**

# RENT CONDITIONS TERMS OF LEASE

5 YEARS

**#**

206

**FLOORS**

2 eme

**AVAILABLE AREA**

800 SQ. FT.

**BASE RENT**

1400\$ monthly

**ESTIMATED ADDITIONAL RENT**

\$ / SQ. FT.

**ALLOCATION****AVAILABILITY**

Now

10 YEARS

**#**

206

**FLOORS**

2 eme

**AVAILABLE AREA**

800 SQ. FT.

**BASE RENT**

1400\$ monthly

**ESTIMATED ADDITIONAL RENT**

\$ / SQ. FT.

**ALLOCATION****AVAILABILITY**

Now

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## ACCESS

Corner of Main street and Saint-René boulevard

### PUBLIC TRANSPORTS

73

### BIKE STORAGE

No

### INTERIOR PARKING

No

### PRICE RESERVED PARKING SPACE

N/A

### OUTDOOR PARKING

Yes

### PRICE NON-RESERVED PARKING SPACE

N/A

## ZONING

### SIGNAGE OPPORTUNITY

Yes

