



For Lease

1875 Caribou

Longueuil, QC

Prime Opportunity for Retail



**For more information,
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Overview


This property is situated in the residential sector of Longueuil. Surrounded by high income residents, this space offers a huge potential for service retailers including **grocers, medical clinics, pharmacies**, etc.


PROPERTY DETAILS


SQUARE FOOTAGE
Ground Floor: 739 SF – 5,000 SF [divisible]
Second Floor: 5,112 SF [divisible]
ADDRESS
1875 Caribou
Longueuil, QC
AVAILABILITY
Immediately
BASIC RENT
Contact listing brokers
ADDITIONAL RENT (2022)
\$5.25 psf





PROJECT HIGHLIGHTS

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Parking spaces available
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Located in a residential sector
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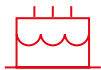



2 floors + basement
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Located near the Parcours du Cerf golf course
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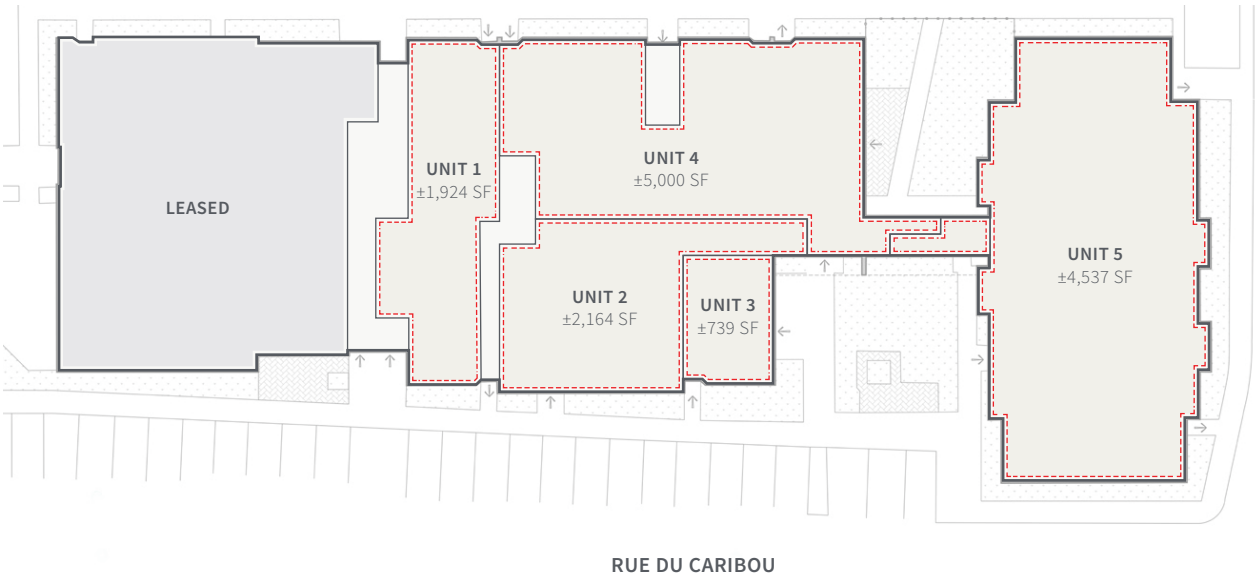
Current tenants consist of an orthodontist and a periodontist.

Area Demographics

Source: Statistics Canada, 2021

	1KM	3KM	5KM
 Total Population	4,060	53,820	147,941
 Daytime Population	2,826	61,391	153,426
 Median Age	50.7	44.8	43.2
 Total Households	1,619	23,534	65,428
 Average HH Income	\$195,400	\$108,292	\$97,146
 Total Expenditure (Per Household)	\$190,562	\$103,662	\$93,551

Ground Floor



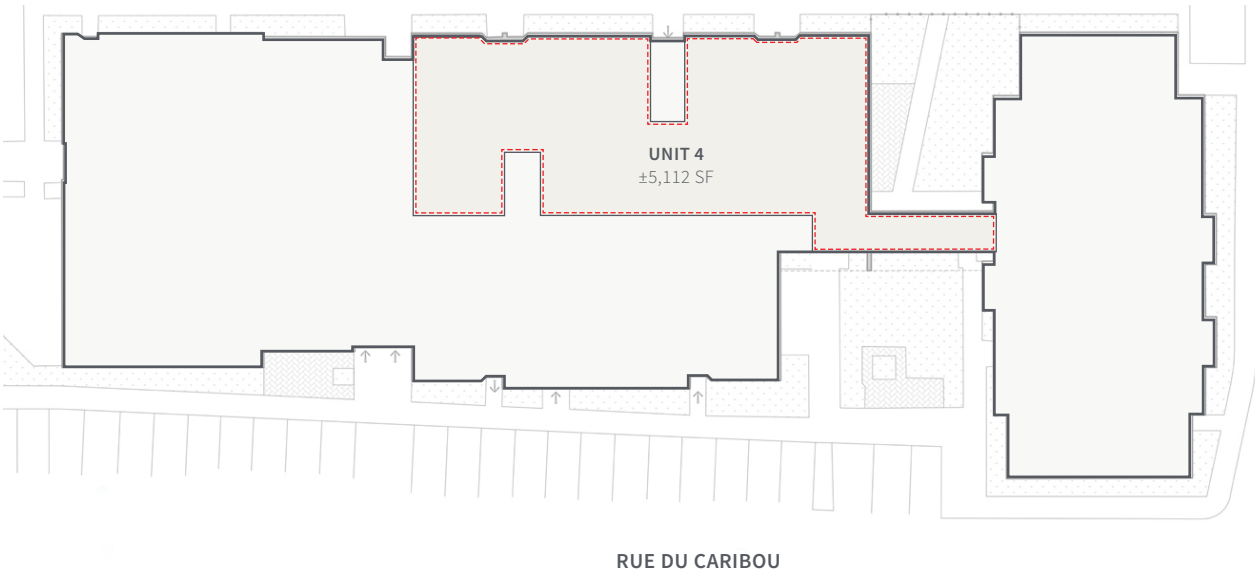
AVAILABLE SUITES

All the units are divisible

UNIT	SF
Unit 1	±1,924 sf
Unit 2	±2,164 sf
Unit 3	±739 sf
Unit 4	±5,000 sf
Unit 5	±4,537 sf



Second Floor



AVAILABLE SUITE

All the units are divisible

UNIT	SF
Unit 4	±5,112 sf





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