

Centris No. 21531220 (Active)



\$22.00/year/sqft + GST/QST X 5 year(s)

**1369-1375 Boul. Choquette
Saint-Hyacinthe
J2S 6E9**

Region Montérégie
Neighbourhood Bourg-Joli/Bois-Joli
Near Bachand
Industrial Park

Property Type	Commercial	Year Built	
Style	Unit	Expected Delivery Date	
Condominium Type		Specifications	
Property Use	Commercial and office space	Declaration of co-ownership	
Building Type	Detached		
Total Number of Floors		Special Contribution	
Unit or Building Size		Meeting Minutes	
Living Area		Financial Statements	
Building Area		Building Rules	
Lot Size		Building insurance	
Lot Area		Maintenance log	
Cadastre Priv. Portion/Imm.		Co-ownership insurance	
Cadastre of Common Portions		Contingency fund study	
Trade possible		Repossess./Judicial auth.	No
Zoning		Certificate of Location	
Type of Operation	Retail	File Number	
Type of Business		Occupancy	According to the leases
		Deed of Sale Signature	

Municipal Assessment	Taxes (annual)	Energy (annual)
Year	Municipal	Electricity
Lot	School	Oil
Building	Infrastructure	Gas
	Business Tax	
	Water	
Total	Total	Total

Use of Space - Available Area of 970 sqft to 3,870 sqft			
Type	Commercial	Monthly Rent	Included in Lease
Unit Number	1369	Type of Lease	Taxes, Water taxes, Air conditioning, Snow removal, Lawn
Corporate Name		Rental Value	Excluded in Lease
Area	1,745 sqft	Lease Renew. Option	Heating, Electricity
Lease	Vacant	Block Sale	
Franchise		In Operation Since	
		Franchise Renew. option	
Type	Commercial	Monthly Rent	Included in Lease
Unit Number	1375	Type of Lease	Taxes, Water taxes, Air conditioning, Snow removal, Lawn

Corporate Name Area	1,155 sqft	Rental Value Lease Renew. Option Block Sale In Operation Since Franchise Renew. option	Excluded in Lease
Lease Franchise	Vacant		
Type Unit Number	Office	Monthly Rent Type of Lease	Included in Lease Taxes, Water taxes, Air conditioning, Snow removal, Lawn
Corporate Name Area	970 sqft	Rental Value Lease Renew. Option Block Sale In Operation Since Franchise Renew. option	Excluded in Lease
Lease Franchise	Vacant		

Features

Sewage System	Municipality	Property/Unit Amenity
Water Supply	Municipality	Loading Platform
Foundation		Rented Equip. (monthly)
Roofing		Cadastre - Parkg (incl. pri
Siding		Cadastre - Parkg (excl. pri
Dividing Floor		Parkg (total)
Windows		Driveway
Energy/Heating		Lot
Heating System		Distinctive Features
Basement	6 feet and more	Proximity
Renovations		Environmental Study
Water (access)		Garage
Mobility impaired accessible		

Inclusions

Empty shell; demising walls primer-painted, ready to receive finishes; floors as-is. Rented on gross rental basis; all-inclusive except energy.

Exclusions

Energy.

Remarks

Possible to lease the entire space for a total of 3,870 square feet, comprising 2,900 square feet of retail space on the facade side and 970 square feet of office on the back side. Or, can lease, each space individually or any combination: 1,745 square feet retail; 1,155 square feet retail; 970 square feet office

Addendum

Hi-traffic and extremely visible location, directly on Choquette Boulevard, near downtown St-Hyacinthe and the University of Montreal at St-Hyacinthe.

Parking at the door, ideal for quick in and out.

Across the street from 'Place Choquette' shopping center, with stores such as Uniprix, Giant Tiger, Marché Dessaulles,, etc., and several other retail stores and restaurants in the immediate vicinity.

Possibility of signage on the facade and on the pylon, offering excellent visibility from the street.

Seller's Declaration

No

Owner

AJPRO (F)
 4975 Louis-B-Meyer
 Laval H7P 0E5

Representative

J Provost (F) (Mandatary)
 4975 Louis-B.-Meyer
 Laval H7P 0E5

Listing Broker(s)

FIDELIS IMMOBILIER COMMERCIAL
 Real Estate Agency
 514-693-9655, 514-966-9655
 cg@fidcom.ca
 http://www.fidcom.ca

Cyril Goudreau
 Certified Residential and Commercial Real Estate Broker AEO
 514-693-9655, 514-966-9655
 cg@fidcom.ca
 http://www.fidcom.ca

Compensation sharing		Broker's Declaration	No
Sale		Contract-Sale	
Rental	2.50 % of the total amount of the established rent	Contract-Rental	02502
Lease renewal compensation	No	Listing on the Internet	Yes
Other information			
Date of Contract Signature	2025-06-10	Last Price	\$22.00/year/sqft + GST/QST X
Expiration Date	2025-12-10	Previous Price	5year(s)
Appointment Info	24-hour minimum notice	Original Price	\$22.00/year/sqft + GST/QST
Name of the person to contact			
Telephone for Appointment			
Info Selling Broker	All expenses and taxes included in gross rental, including operating costs for the building and land, and municipal & school taxes.		



Aerial photo



Aerial photo



Frontage



Interior



Drawing (sketch)