

OBERFELD SNOWCAP

FOR LEASE ↘

# 12e Avenue N Sherbrooke, Québec

**Manon Larose \***

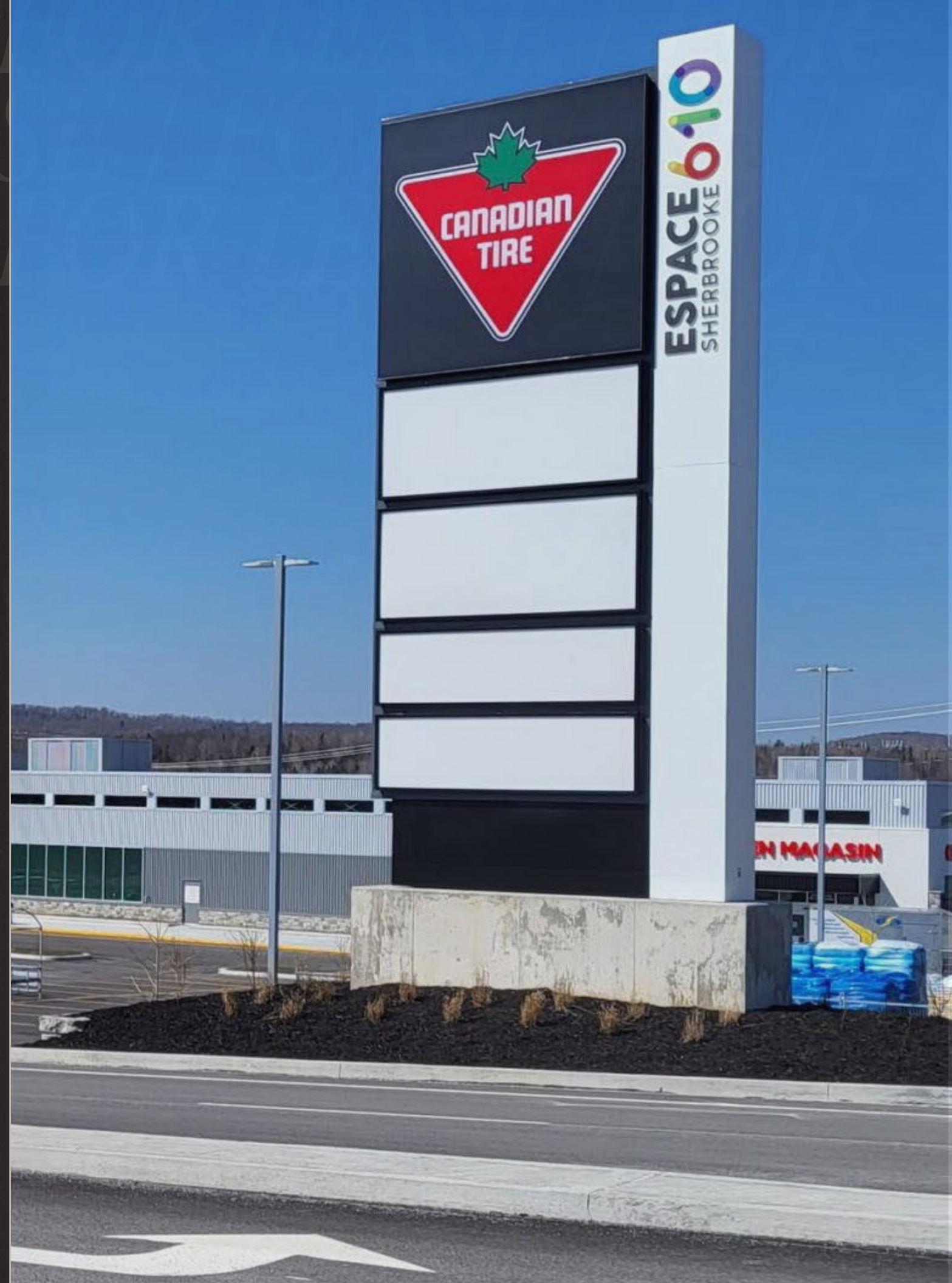
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# Overview

**SQUARE FOOTAGE** 2,500 SF to 34,500 SF

**ADDRESS** 12e, Avenue N, Sherbrooke, QC

**AVAILABILITY** Immediate

**NET RENT** Ask listing brokers

**ADDITIONAL RENT** \$8.65 PSF

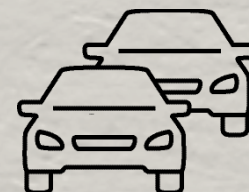
MAJOR COMMERCIAL HUB



OPTIMIZED VISIBILITY



HIGH TRAFFIC INTERSECTION



**OBERFELD  
SNOWCAP**

# Area Demographics

RADIUS : 10KM

2024 Population  
**142,315**

Total Households  
**69,018**

2024 Daytime Population  
**152,721**

Average Household  
Income  
**CA\$86,152**

Median Age  
**41.5**

Average Household  
Expenditure  
**CA\$83,956**



## *Key Facts*

Demographic Data Source: Environics (2024)

# Plan - Ground Floor



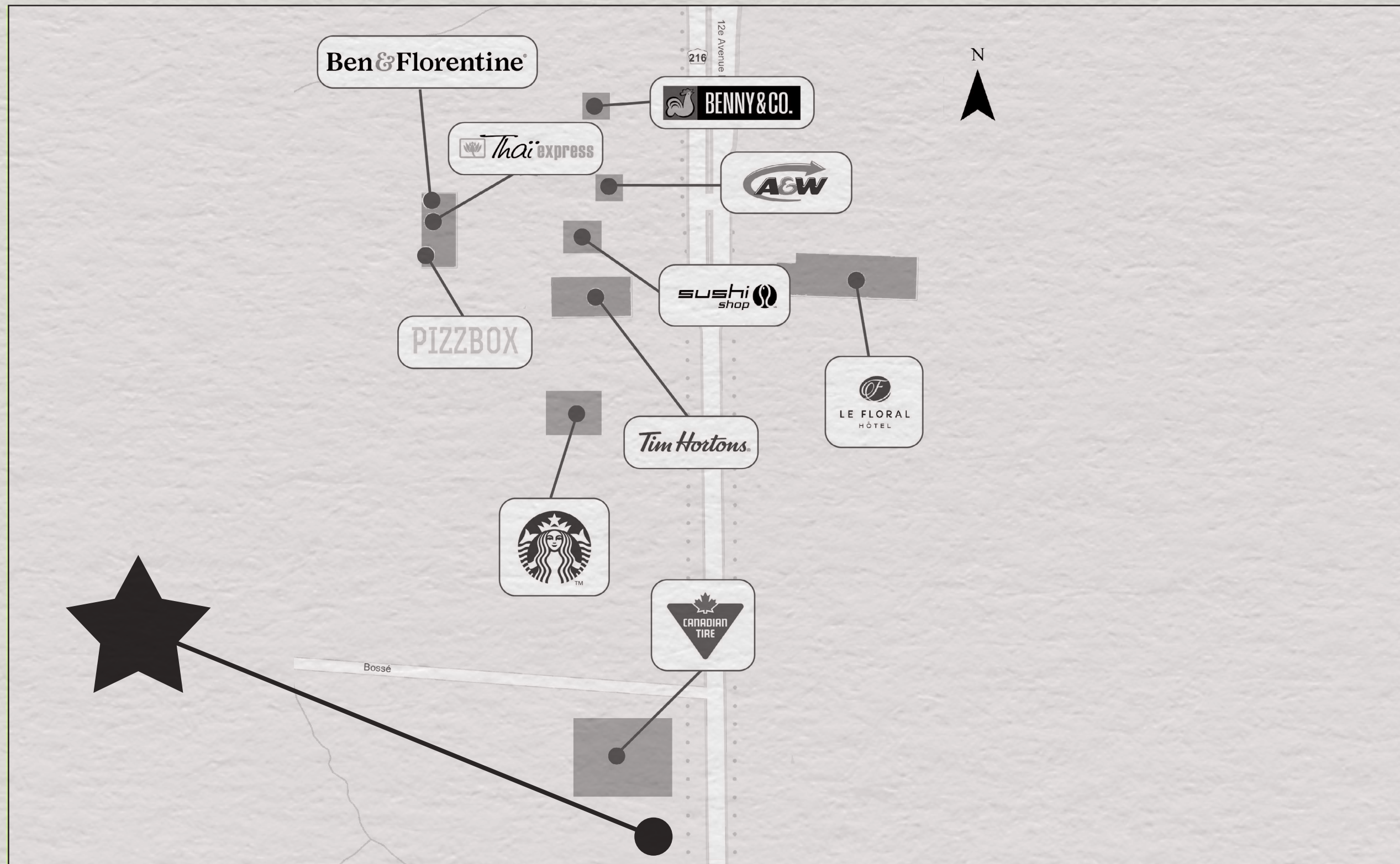
UNIT	SF
C1	5,200 SF
C2	3,600 SF
C3	2,700 SF
C4	2,500 SF
C5	10,800 SF
D1	34,500 SF
D2	5,000 SF
E1	8,000 SF
E2	5,000 SF
E3	4,500 SF

**AVAILABLE**

**LEASED**

**IN DISCUSSION**

# Retailer Map



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