

OBERFELD SNOWCAP

FOR LEASE ↘

# 1400 St-Jean-Baptiste Québec, QC

## Manon Larose \*

Managing Director  
Commercial Real Estate Services  
438.990.8968  
[manonl@oberfeldsnowcap.com](mailto:manonl@oberfeldsnowcap.com)

## Michelle Marcotte-Blart \*\*

Director  
Commercial Real Estate Services  
514.972.6163  
[michelle@oberfeldsnowcap.com](mailto:michelle@oberfeldsnowcap.com)

## Maxime St-Pierre \*\*\*

Associate Vice President  
CBRE  
418.564.7465  
[maxime.st-pierre@cbre.com](mailto:maxime.st-pierre@cbre.com)



\*Chartered real estate broker, DA \*\*Commercial real estate broker  
\*\*\* Commercial real estate broker acting within the corporation Maxime St-Pierre Real Estate Services Inc.

# Overview

SQUARE FOOTAGE

2<sup>nd</sup> Floor : 2,033 SF - 11,060 SF

ADDRESS

1400 Avenue Saint-Jean Baptiste, Québec QC

AVAILABILITY

Immediate

NET RENT

Ask listing brokers

ADDITIONAL RENT

\$10.13 PSF

FREE HEIGHT

16,5

FLOOR LEVEL DOORS

1

DIVISIBLE



STRIP CENTER



7 LOADING DOCKS



AMPLE PARKING



**OBERFELD  
SNOWCAP**

# Area Demographics

RADIUS : 3KM

2024 Population  
**40,767**

Total Households  
**19,371**

2024 Daytime Population  
**60,078**

Average Household  
Income  
**CA\$98,759**

Median Age  
**42.6**

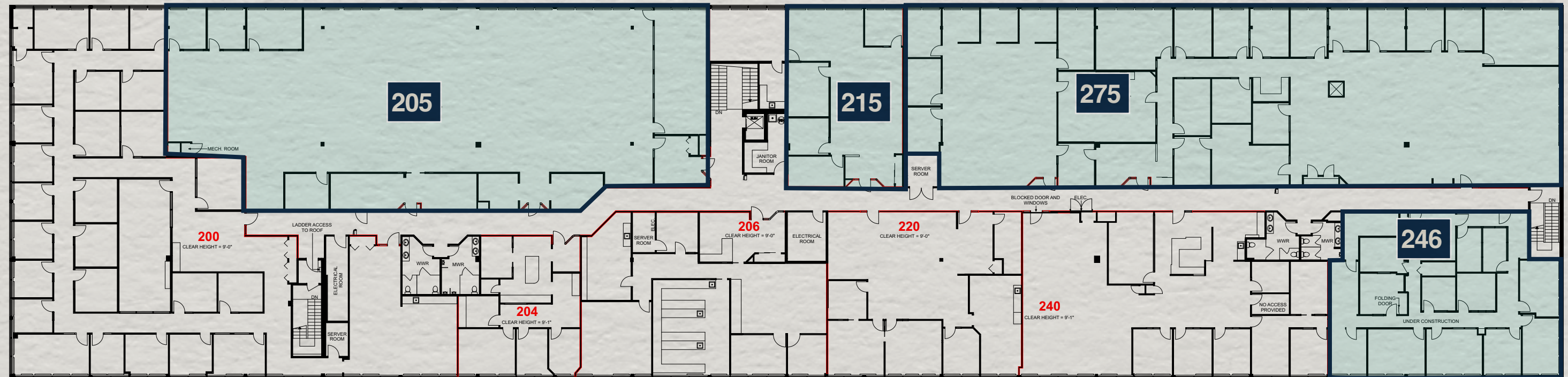
Average Household  
Expenditure  
**CA\$93,020**



## Key Facts

Demographic Data Source: Environics (2024)

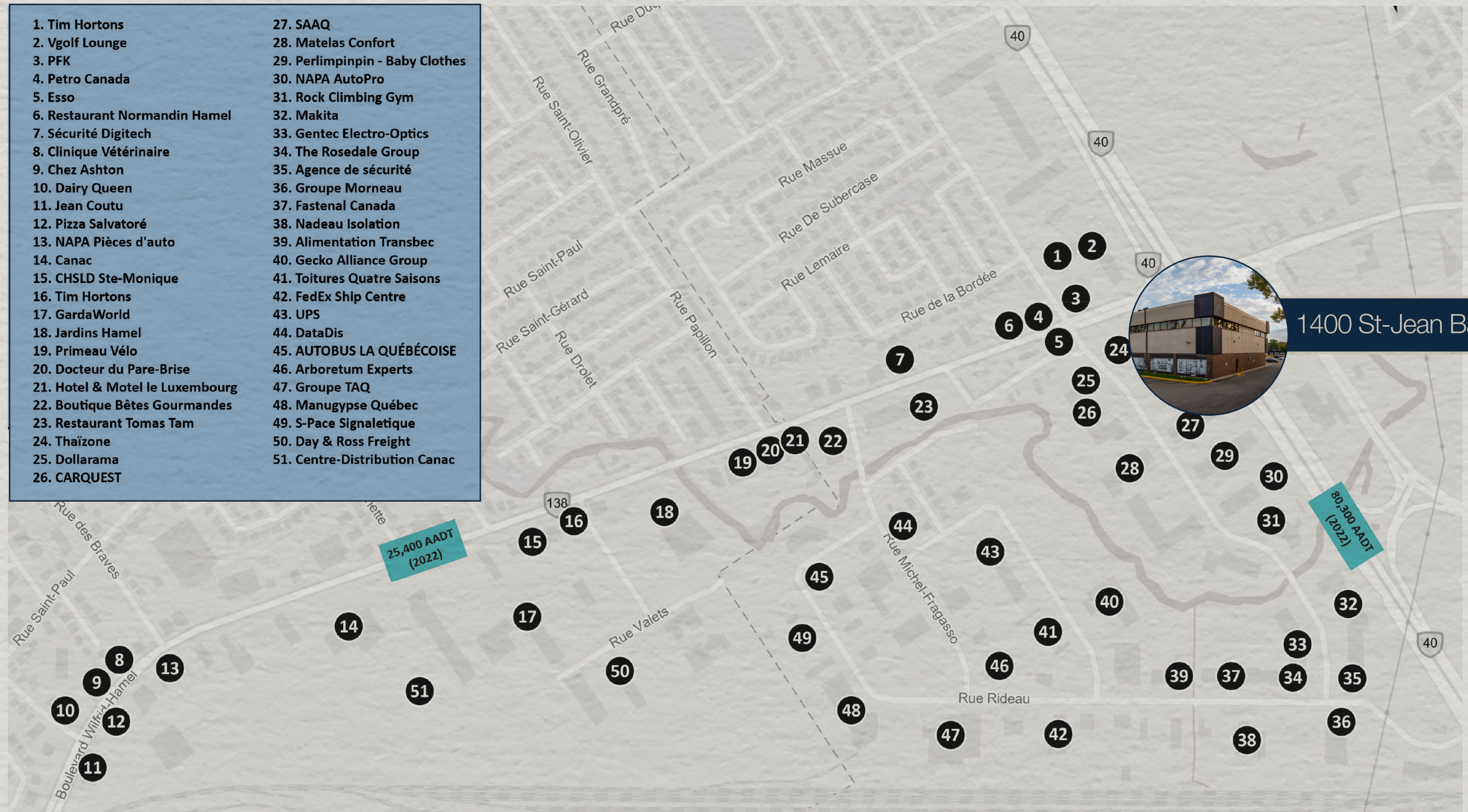
# Plan - Second Floor



UNIT	205	215	246	275
SIZE (SF)	7,945	2,033	2,799	9,027

# Retailer Map

- |                                 |                                 |
|---------------------------------|---------------------------------|
| 1. Tim Hortons                  | 27. SAAQ                        |
| 2. Vgolf Lounge                 | 28. Matelas Confort             |
| 3. PFK                          | 29. Perlimpinpin - Baby Clothes |
| 4. Petro Canada                 | 30. NAPA AutoPro                |
| 5. Esso                         | 31. Rock Climbing Gym           |
| 6. Restaurant Normandin Hamel   | 32. Makita                      |
| 7. Sécurité Digitech            | 33. Gentec Electro-Optics       |
| 8. Clinique Vétérinaire         | 34. The Rosedale Group          |
| 9. Chez Ashton                  | 35. Agence de sécurité          |
| 10. Dairy Queen                 | 36. Groupe Morneau              |
| 11. Jean Coutu                  | 37. Fastenal Canada             |
| 12. Pizza Salvatoré             | 38. Nadeau Isolation            |
| 13. NAPA Pièces d'auto          | 39. Alimentation Transbec       |
| 14. Canac                       | 40. Gecko Alliance Group        |
| 15. CHSLD Ste-Monique           | 41. Toitures Quatre Saisons     |
| 16. Tim Hortons                 | 42. FedEx Ship Centre           |
| 17. GardaWorld                  | 43. UPS                         |
| 18. Jardins Hamel               | 44. DataDis                     |
| 19. Primeau Vélo                | 45. AUTOBUS LA QUÉBÉCOISE       |
| 20. Docteur du Pare-Brise       | 46. Arboretum Experts           |
| 21. Hotel & Motel le Luxembourg | 47. Groupe TAQ                  |
| 22. Boutique Bêtes Gourmandes   | 48. Manugypse Québec            |
| 23. Restaurant Tomas Tam        | 49. S-Pace Signalétique         |
| 24. Thaizone                    | 50. Day & Ross Freight          |
| 25. Dollarama                   | 51. Centre-Distribution Canac   |
| 26. CARQUEST                    |                                 |





[www.oberfeldsnowcap.com](http://www.oberfeldsnowcap.com)

**CBRE**

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