

New commercial development in Saguenay



Developpement Talbot-70



Corner of the two main axes of Saguenay, heart of the regional economy

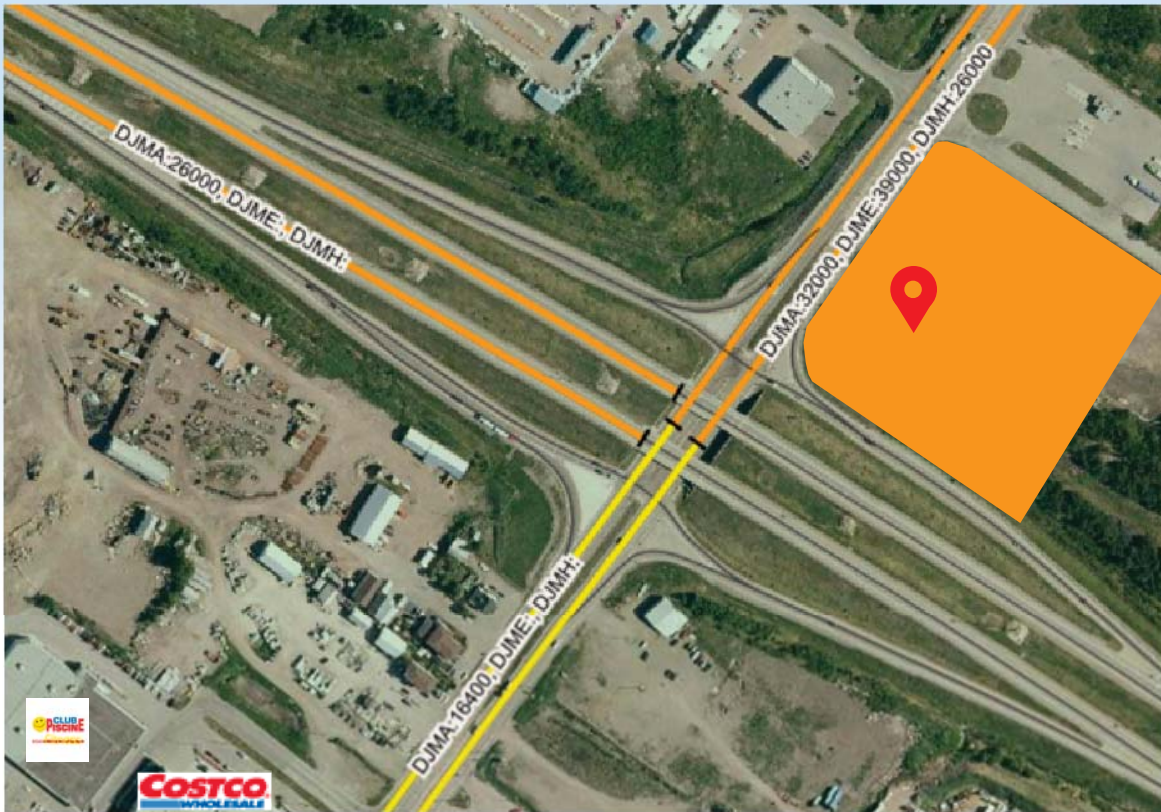


LES IMMEUBLES SAGUENAY

DIVISION DE TÉGESCO INC.

621, des Actionnaires, Chicoutimi, Qc, G7J 5B3
T 418 549-9200, poste 103 - C 418 820-5967
info@immeublessaguenay.com

Optimal location



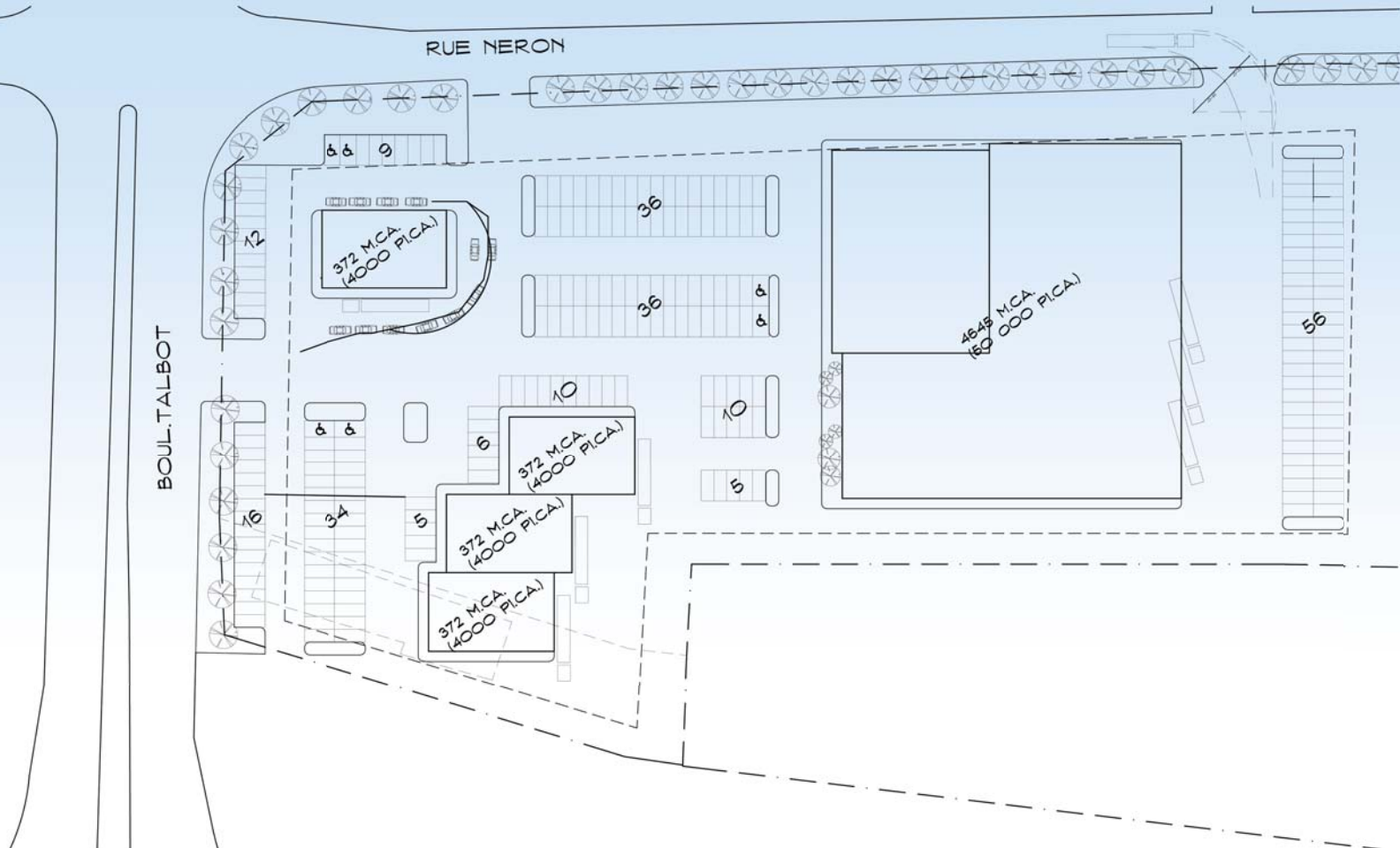
To reach the whole Saguenay Lac-St-Jean region while being close at hand for the primary market of Chicoutimi, there is no better site.

Facts that speak

Population	147 000 people in Saguenay, the 7th city in Québec 280 000 people in Saguenay-Lac-St-Jean
Primary market	50 000 people in a 7 km radius
Economy	Average household income: 80 700\$ Unemployment rate, 2022: 3,6%
Traffic flow	Talbot : 32 000 vehicles per day; Highway 70 : 26 000.
Access	Traffic light and street corner
Consumption	50% of customers on Talbot blvd come from outside Chicoutimi (Jonquière, La Baie, Lac St-Jean, source : SAQ Depot). Practically all banners which hold only one store in the region are on talbot : Costco, Linen Chest, Tanguay, Rona l'Entrepôt, Sail, Club Piscine, H&M, RW&Co, Best Buy, SAQ Dépôt, Deserres, Homesense, Bulk Barn, Old Navy, Sephora, Meubles RD, Bouclair, Dormez-vous?, etc.

THE PROJECT

4000, 8000 or 12 000 square foot suites, and a big-box store of 30 to 50 000 square feet. Available Autumn 2023.



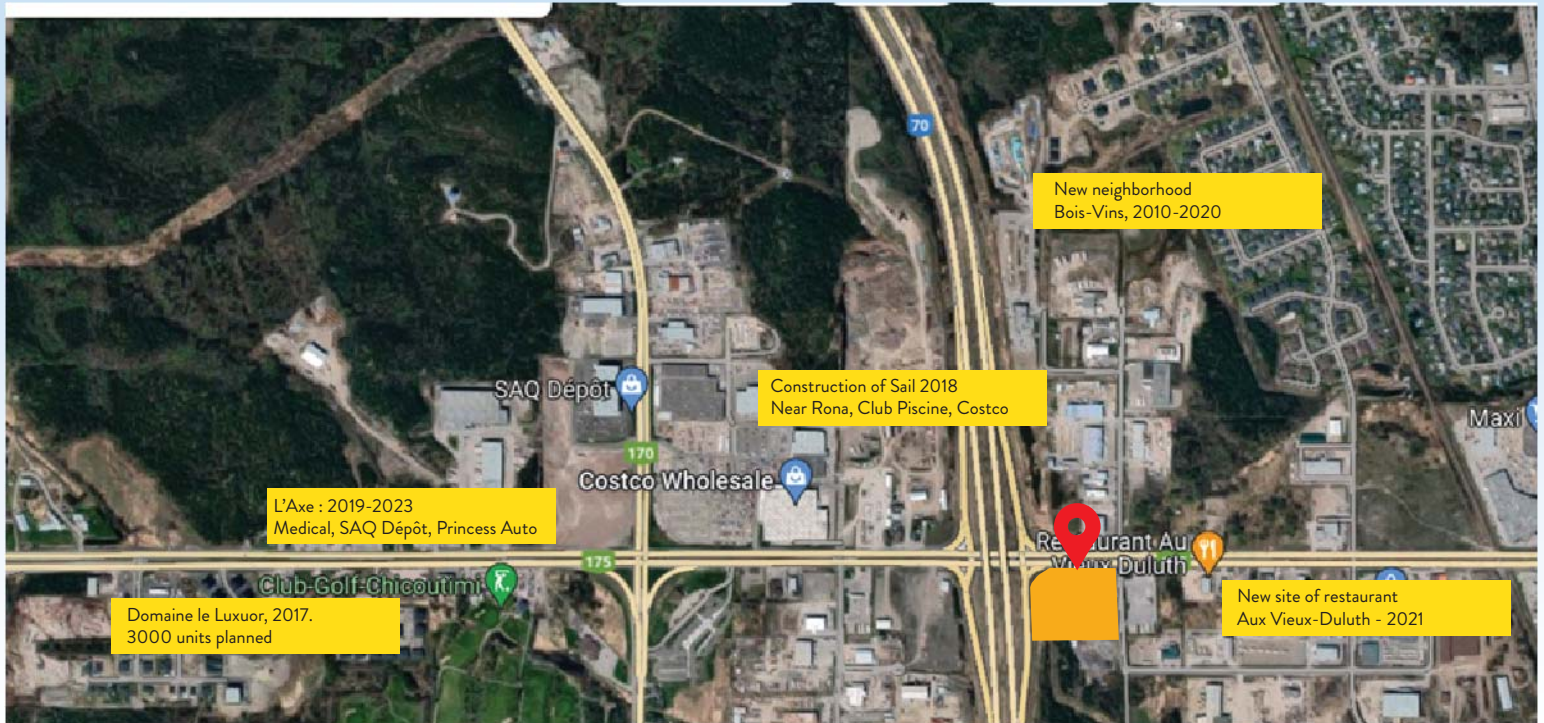
A well kept secret...for the moment

The site potential is not self-evident for the untrained eye, because of the buildings on site that will have to be demolished.

Be the first to take advantage of it!



South of Talbot boulevard: a high growth sector



At **Développement Talbot-70**, you can choose to do business at the corner of the two main axes of the region, in the fastest growing sector of Saguenay.

Who are we?

At Immeubles Saguenay, we own more than 275 000 square feet in Saguenay, with around fifty tenants, such as Linen Chest, Deserres, Banque Nationale, Brunet, medical clinics, Fedex Ground, Elkem, etc. In this project, we are partners with Inter-Cité.

At Immeubles Saguenay, we do not want to rent you a space. We want to provide you with well located and well built premises, so that you can do great business.

