

# INVESTMENT OPPORTUNITY

SAINT-JEAN-SUR-RICHELIEU

295, Saint-Luc Boulevard



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# ABOUT

High quality commercial building benefiting from a strategic location and a very good visibility. Ideally located at an intersection of boulevard St-Luc with traffic lights, it is in the heart of the commercial area. Construction was completed in 2019. The 100% leased building offers a modern and refined architecture and enjoys an abundant fenestration giving a beautiful light.



**Property Address** 295, Saint-Luc Boulevard

**Lot Number** 5 490 016

**Zoning** C-2116 (C1 - C2 - C3)

**Construction Year** 2019

**Number of Floors** 3

**Elevator** 1

**Land Size** 35,735 ft<sup>2</sup>

**Parking** 55 exterior stalls  
On street allowed at all times



# PROPERTY OVERVIEW

## Lease summary

Tenants	Area	Terms	Options
Orange Santé	2,812 ft <sup>2</sup>	10 years July 1 <sup>st</sup> 2019 to June 30 <sup>th</sup> 2029	2 options of 5 years
CPE	6,195 ft <sup>2</sup>	10 years May 1 <sup>st</sup> 2022 to April 30 <sup>th</sup> 2032	2 options of 5 years
MariDerm	3,135 ft <sup>2</sup>	15 years May 14 <sup>th</sup> 2019 to April 14 <sup>th</sup> 2034	2 options of 5 years
Professional / Financial center	1,059 ft <sup>2</sup>	5 years May 1 <sup>st</sup> 2022 to April 30 <sup>th</sup> 2027	1 option of 5 years
<b>Total / Average</b>	<b>13,201 ft<sup>2</sup></b>	<b>More than 10 years</b>	
<b>Net Annual Revenues</b>	<b>\$318,500</b>		

## Municipal Assessment

<b>Total (2022)</b>	<b>\$3,866,500</b>
<b>Land</b>	<b>\$1,045,700</b>
<b>Building</b>	<b>\$2,820,800</b>



# TENANTS

## Nutritionnist / Health Care Centre



## Daycare

Childcare centre  
(CPE)



## Medico-esthetic centre

**MARIDERM**  
MEDICO-ESTHÉTIQUE



## Office space

**PROFESSIONAL /  
FINANCIAL CENTRE**



# LOCATION

Saint-Jean-sur-Richelieu is the 11<sup>th</sup> largest city in Quebec. Its strategic position in the South Shore of Montreal, 20 minutes from the Samuel-de-Champlain Bridge and about thirty kilometers from the Canada-US border, the municipality a regional hub with a multitude of commercial and tourist activities.

Due to the proximity of the highways, Montreal and the South Shore, Saint-Luc has grown in recent years. This commercial sector of Saint-Luc is in full expansion.

© City of Saint-Jean-sur-Richelieu website



24,500 cars / day\*



Main Roads



Public Transit



\*© Traffic volume : Ministry of Transport

# DEMOGRAPHY

## 5 km Radius

46,007 Residents

19,583 Households

\$91,580 Average Household Income

## City of Saint-Jean-sur-Richelieu

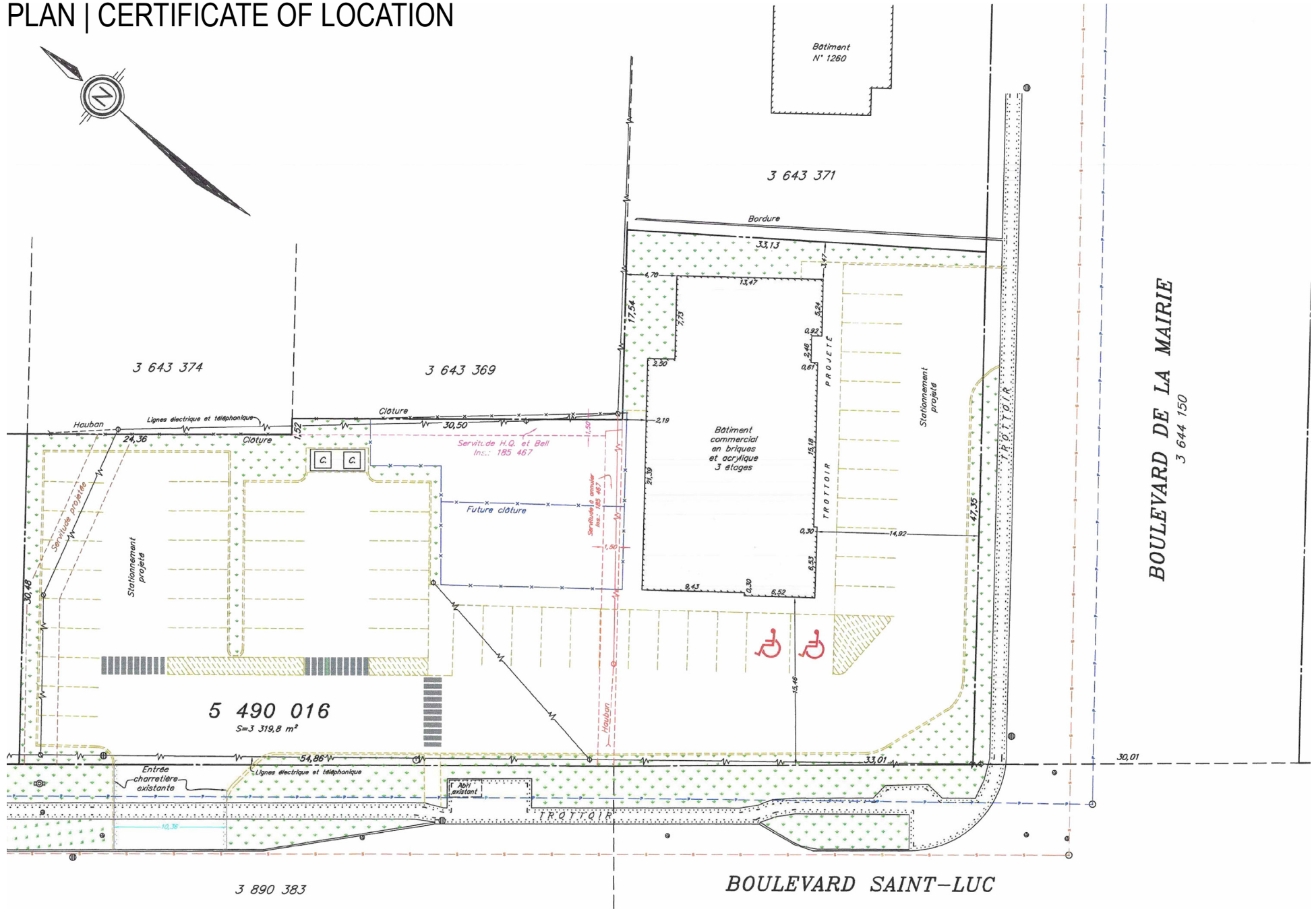
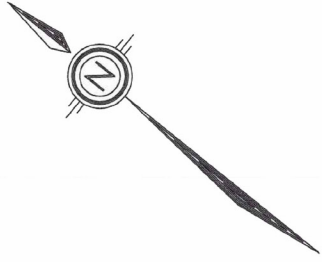
99,758 Total Residents

42,052 Households

\$82,759 Average Household Income

©Situs - Estimated 2021 Statistics and City of Saint-Jean-sur-Richelieu website

# PLAN | CERTIFICATE OF LOCATION



## A REAL ESTATE EXPERTISE THAT KEEPS ON GROWING

*INTERCOM is there to assist in the decision-making process by determining and evaluating the possible alternatives with the assistance of our professional and knowledgeable real estate brokers supported by a strong administrative team; that is why we exist.*



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