

# INVESTMENT OPPORTUNITY

SAINTE-SOPHIE | 2419, Sainte-Sophie Boulevard

Asking price: \$ 3,125,000



Sébastien MORISSETTE

Real Estate Broker

[s.morissette@intercomsi.com](mailto:s.morissette@intercomsi.com)



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**450 655-1334**

[in](#) [f](#) [X](#) [intercomsi.com](http://intercomsi.com)



# ABOUT

At the entrance to Sainte-Sophie, this high-quality building is located on Route 158. With 15,000 vehicles per day\*, this location offers exceptional visibility and easy access. This location makes it a prime commercial destination. The building has been fully leased to Starbucks (with drive-thru) and boutique Chico for long-term leases, adjacent to Benny&Co and Ultramar.

\*Atlas du Transport



Leased  
100 %





Asking price  
\$3,125,000

Net annual income (years 1 to 5)	\$194,775
Building area	5,155 ft²
Lot size	58,416 ft²
Lot number	5 790 899
Zoning	Commercial (U-700)
Year of construction	2024
Number of floors	1
Parking	29 stalls



## TENANTS

Tenants		Area	End of lease	Renewal option
Starbucks		2,675 ft²	2035	4 x 5 years
Boutique Chico		2,480 ft²	2034	2 x 5 years
			<b>Year 1-5</b>	<b>Year 6-10</b>
<b>Total net income</b>			<b>\$194,775</b>	<b>\$207,565</b>

## FINANCIAL INFORMATION

### Municipal assessment

Total (2025)	To come
Land	\$420,300
Building	To come

### Annual taxes

Total (2024-2025)	\$23,233.18
Municipal	\$22,871.40
School	\$361.78

\* Financial information is subject to change in the future. They are currently based on the land data only.





## LOCALISATION

Sainte-Sophie, a town in the Laurentians region, boasts an ever-growing population and offers its residents a high quality of life. The town stands out for its quality municipal services, rich natural environment, proximity to major urban centers and accessibility via major highways, all while maintaining a peaceful and sought-after living environment.

Vision: "Together, let's be a municipality that is committed, proactive, efficient and proud of its history, by seizing opportunities to pursue our economic and social development while continuing to offer efficient, high-quality, local services to our population".



© Website ville Sainte-Sophie (free translation)

## DEMOGRAPHY

### 5 km radius



15 000 cars / day

© Average annual daily traffic flow:  
Ministry of Transport



Main roads



11,040 residents



3,192 households



\$113,122 average income / household

© Site Wise - Estimated statistics for 2024



SÉBASTIEN MORISSETTE  
s.morissette@intercomsi.com

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\*Sébastien Morissette Services Immobiliers inc.

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