

# INVESTMENT OPPORTUNITY

SAINTE-SOPHIE | 2419, Sainte-Sophie Boulevard

Asking price: \$ 3,125,000



Sébastien MORISSETTE

Real Estate Broker

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## 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

<b>Net annual income (years 1 to 5)</b>	\$194,775
<b>Building area</b>	5,155 ft <sup>2</sup>
<b>Lot size</b>	58,416 ft <sup>2</sup>
<b>Lot number</b>	5 790 899
<b>Zoning</b>	Commercial (U-700)
<b>Year of construction</b>	2024
<b>Number of floors</b>	1
<b>Parking</b>	29 stalls



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## TENANTS

Tenants	Area	End of lease	Renewal option
Starbucks	2,675 ft <sup>2</sup>	2035	4 x 5 years
Boutique Chico	2,480 ft <sup>2</sup>	2034	2 x 5 years
	Year 1-5	Year 6-10	
<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.



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## 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



11,040 residents



3,192 households



\$113,122 average income / household

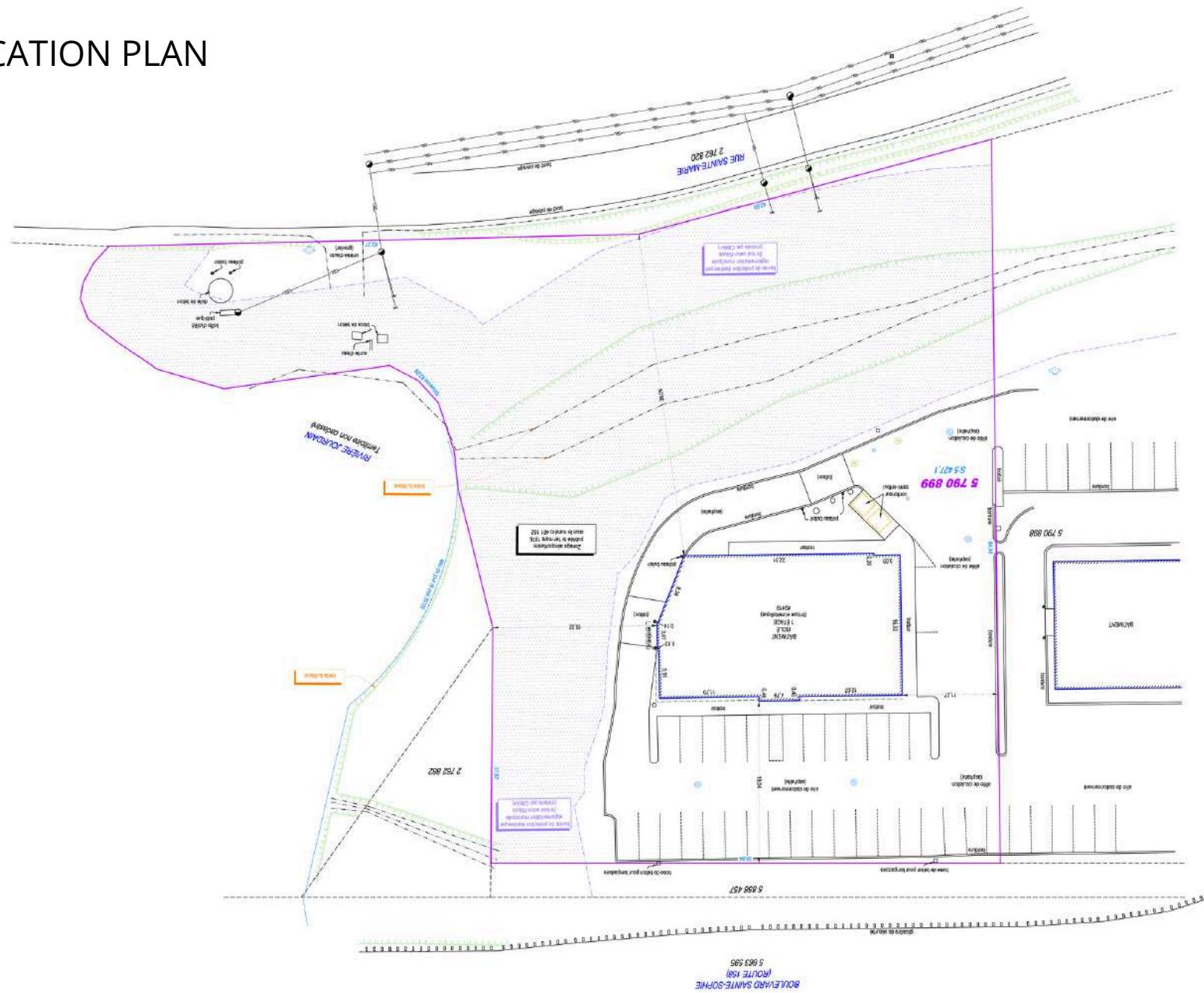
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## LOCATION PLAN



## 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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