

INVESTMENT OPPORTUNITY

SAINTE-SOPHIE | 2419, Sainte-Sophie Boulevard

Asking price: \$ 3,125,000



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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



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



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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
			Year 1-5	Year 6-10
Total net income			\$194,775	\$207,565

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



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LOCATION PLAN

The location plan illustrates the proposed development's site and its surroundings. Key features include:

- Proposed Development (Blue Outline):** A rectangular plot containing a building (BÂTIMENT) with dimensions 11.20m x 11.20m, a parking area (PARKING), and a garden (JARDIN).
- Surrounding Areas:**
 - Top:** Rue Saint-Martin (RUE SAINT-MARTIN) with address 2 782 800.
 - Bottom:** Rue de la République (RUE DE LA RÉPUBLIQUE) with address 5 658 457.
 - Left:** Parc Jourdain (PARC JOURDAIN) with address 5 790 896.
 - Right:** Existing building (BÂTIMENT).
- Annotations:**
 - "RUE SAINT-MARTIN 2 782 800" and "RUE DE LA RÉPUBLIQUE 5 658 457" are labeled along the top and bottom boundaries.
 - "PARC JOURDAIN 5 790 896" is labeled along the left boundary.
 - "BÂTIMENT" is labeled for the existing building on the right.
 - "PARKING" and "JARDIN" are labeled within the proposed development plot.
 - "BÂTIMENT" is also labeled within the proposed development plot.
 - "RUE SAINT-MARTIN 2 782 800" is labeled along the top boundary of the proposed development plot.
 - "RUE DE LA RÉPUBLIQUE 5 658 457" is labeled along the bottom boundary of the proposed development plot.
 - "PARC JOURDAIN 5 790 896" is labeled along the left boundary of the proposed development plot.
 - "BÂTIMENT" is labeled for the existing building on the right.
 - "PARKING" and "JARDIN" are labeled within the proposed development plot.
 - "BÂTIMENT" is labeled within the proposed development plot.
- Scale and Orientation:** A scale bar at the bottom indicates 0 to 100 meters. A north arrow is located in the top right corner.

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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