



Property for sale or for lease

250 Lachapelle Boulevard, Saint-Jérôme, Québec

AVISON
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Acquisition opportunity, ideal for an owner-occupier in the heart of the Laurentians region

The opportunity

Executive summary

Avison Young is proud to present this ideal owner-occupant acquisition opportunity. The property includes a 21,800 square foot lot on which stands a two-story, 11,015 square foot commercial building.

The majority of the ground floor is occupied by a tenant generating over \$118,000 in gross annual rental income. The vacant portion available for lease or for the buyer-occupier, measuring 5,084 sf, is fitted out with 5 enclosed offices, 3 bathrooms, a large kitchen, and a conference room that can accommodate between 14 and 16 people.

The building benefits from a strategic location in the heart of a high-traffic area surrounded by residential neighborhoods, shops, and essential services. With a strong population and excellent accessibility, this site is perfectly positioned to accommodate a dynamic mix of service or retail businesses.

Sommaire de la propriété

Address	250 Lachapelle Boulevard
City	Saint-Jérôme
Legal designation	Lot 4 775 080, Cadastre of Québec
Year built	2010
Type of building	Commercial/industrial
Total building area	11,015 square feet
Total leasable area	11,015 square feet
Available area	5,084 square feet
Land area	21,800 square feet
Zoning	Industrial, Zone IM-779
Permitted uses	Commercial: C4, C5 and C7 Industrial: I1 and I2 Extensive recreation: R1



Financials

Municipal assessment (2025)

Municipal assessment, land	\$423,000
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Municipal assessment, building	\$1,199,800
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Total municipal assessment	\$1,622,800
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Municipal taxes (2025)	\$47,532.61
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School tax (2025-2026)	\$1,345.56
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Total realty taxes	\$48,878.17
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SALE

Asking price	\$4,050,000
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LEASE

Occupancy	Summer 2026
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Net rent	\$21.50 psf
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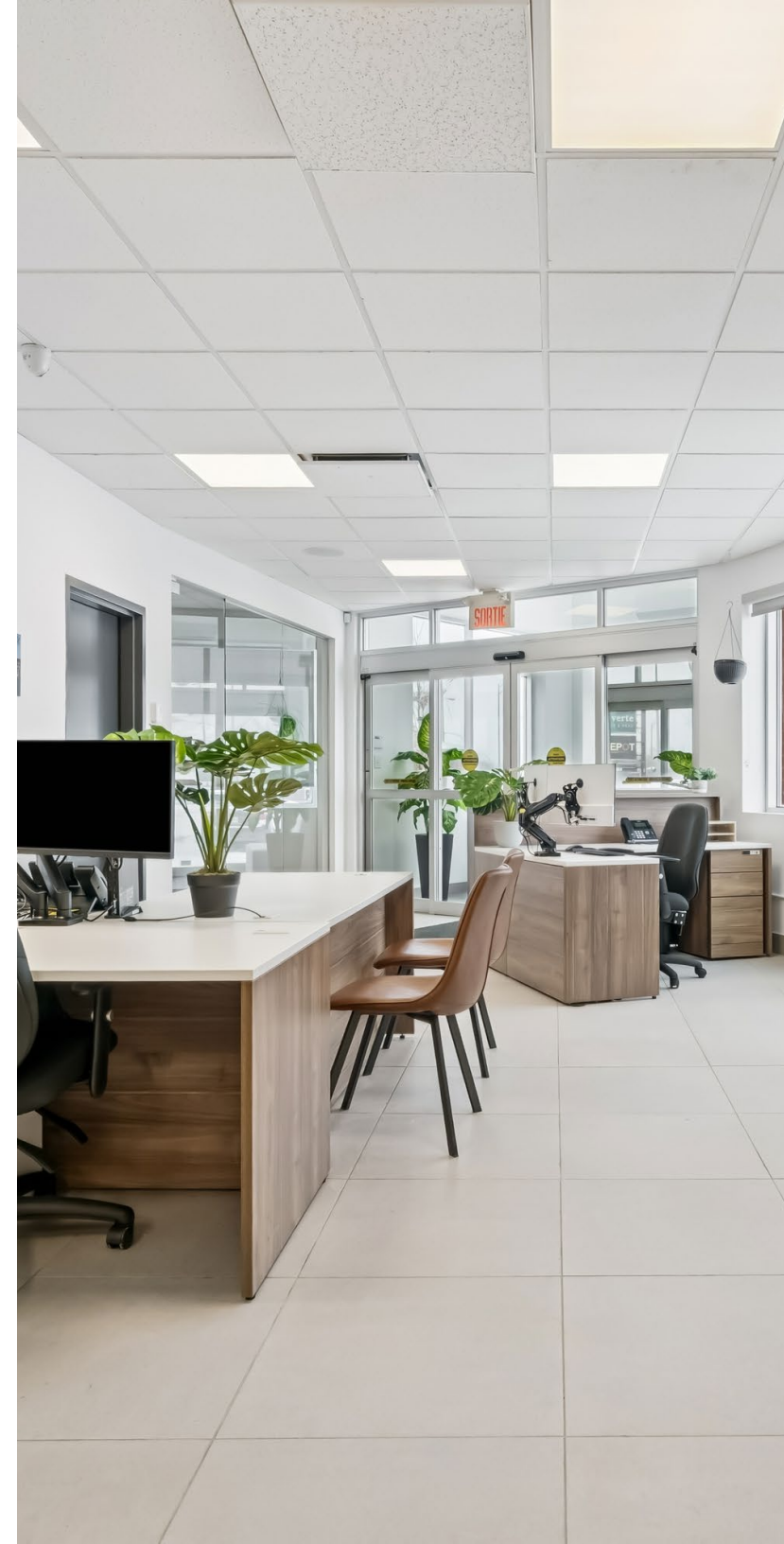
Additional rent (est. 2025)	\$7.91 psf
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Building description

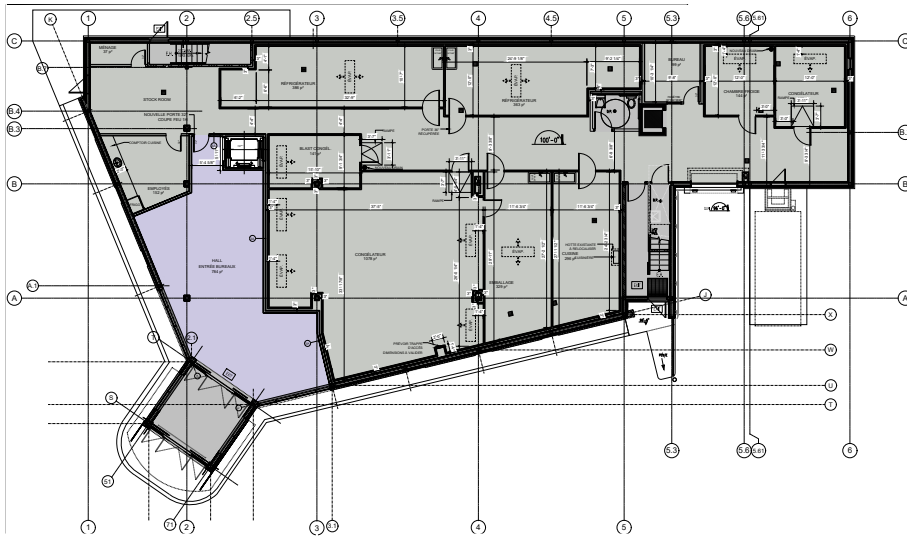
Year built	2010			Ceiling	Hanging tiles
Area	Ground floor		6,299 sf	Ceiling heights	Varys between 7'11" and 8'11", except for the main entrance: 22'6" clear height
	2 nd floor		4,716 sf		
	Total		11,015 sf		
Distribution of uses	Office	52%	5,804 sf	Electricity	Main 600 volt electrical panel with multiple subdivisions
	Industrial	48%	5,211 sf		
	Total	100%	11,015 sf		
Fondation	Poured concrete			Heating system	Central heating and air conditioning. The building is equipped with a sophisticated glycol system that allows for temperature regulation and control in different sections. There is also a wall-mounted heating unit in the main entrance.
Structure	Wood and steel				
Exterior walls and cladding	Brick and steel masonry				
Windows	Commercial grade aluminum			Plumbing	The building is connected to the City of Saint-Jérôme's water and sewer systems. It includes a total of four bathrooms (sink and toilet) and is equipped with two 100-gallon water heaters.
Exterior doors	Steel sliding glass doors, steel doors, 8' x 8' garage door				
Roofing	White membrane				
Floor coverings	Carpet, raw concrete, ceramic, vinyl			Additional equipment	Temperature detection system in refrigerated areas, alarm system with cameras, waste compactor, exterior signage, wine cellar, two employee kitchens, one kitchen in the showroom, illuminated exit signs, emergency lighting
Interior walls	Jointed and painted plasterboard, two-inch insulated partitions covered with aluminum cladding, glass partitions				

Cadastral plan





Floor plans

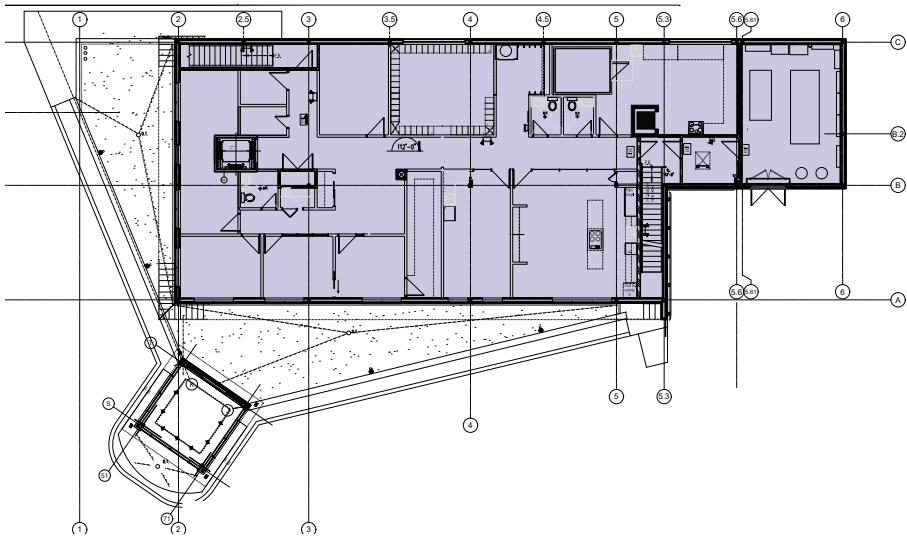


Ground floor

Total area: 6,299 sf

Leased area: 5,931 sf

Available area : 368 sf



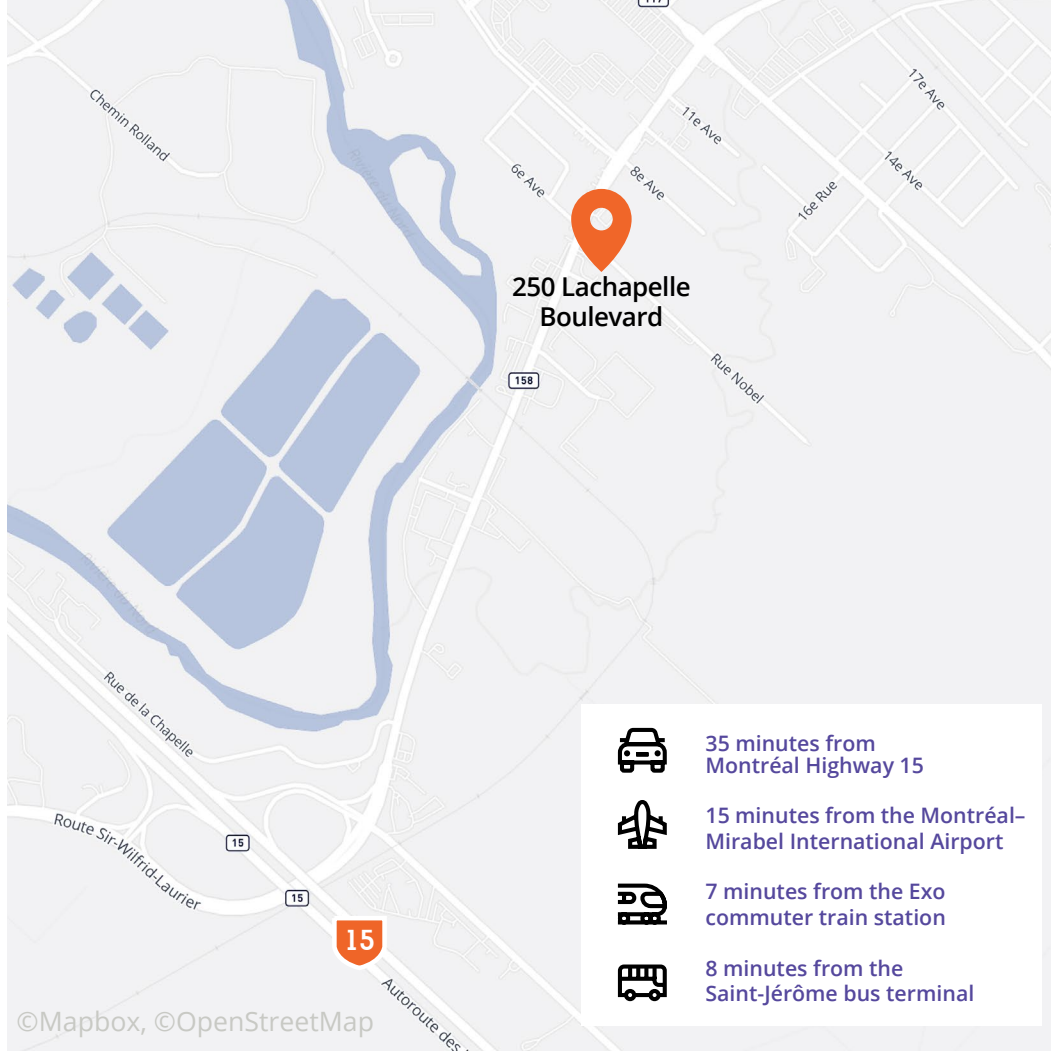
Second floor

Total area: 4,716 sf

Leased area: 0 sf

Available area: 4,716 sf





The area

The property benefits from a strategic location, close to numerous businesses and less than a kilometer from Highway 15 (Laurentian Autoroute), and directly on Route 158.

The municipality of Saint-Jérôme is experiencing sustained population growth, increasing the demand for services, businesses, and infrastructure. Lachapelle Boulevard (Route 158) is a major thoroughfare offering high visibility and quick access to the highway, ideal for capturing this growing traffic.

A balanced and sustainable urban ecosystem makes 250 Lachapelle Boulevard a concrete opportunity: profitable today and aligned with the city's growth trends.

A balanced and sustainable urban ecosystem makes 250 Lachapelle Boulevard a strategic location



Terms & conditions of the sale process

The "Owner" or the "Vendor" has retained the services of **Avison Young Commercial Real Estate Services, LP** (the "Agency") as the exclusive real estate agency for the sale of the property located at **250 Lachapelle Boulevard** in the City of Saint-Jérôme (Québec) described herein (the "Property").

Presentation of confidential information

This marketing flyer (the "Documentation") has been prepared by the Agency for the benefit of prospective purchasers to assist them in conducting their analysis. The Documentation does not guarantee its completeness, nor that it contains all the information required by a prospective purchaser. The Documentation is provided for informational purposes and for discussion purposes only. It does not constitute an offer to sell or purchase of the Property. The Documentation presents a summary of certain information relating to the physical and other characteristics of the Property.

The information used to design this document comes from various sources believed to be reliable. However, neither the Owner nor the Agency makes any affirmations, declarations, or warranty, express or implied, as to the accuracy or completeness of any information or statements contained herein or otherwise provided. The Vendor and the Agency expressly disclaim all liability for any error or omission in the Documentation or in any other written and verbal communication sent to potential buyers or made available to them.

It is understood that this Documentation may not be copied, reproduced or distributed to other persons or entities, at any time, without the prior written consent of the Owner and the Agency. This Documentation is made available to purchasers for information purposes only, and on the express condition that said purchasers will not use it for purposes other than those permitted herein. Anyone who has received the Documentation will deliver all documents received from the Agency on request and without delay without keeping any copy. By giving access to this Documentation, the Owner and the Agency do not undertake any obligation to provide any additional information before submitting a formal offer.

If any information in connection with the Property, other than the information contained in this flyer, were provided at any time whatsoever orally or otherwise by the Vendor or the Agency, such information would be given as a service only without obligation nor guarantee as to their accuracy or completeness. A prospective purchaser should not rely solely

on this information without conducting independent research or verification.

Offering process

After studying this Documentation made available to them, potential buyers are invited to submit a proposal through the Agency according to the a template which will be distributed after disclosure and signing of a confidentiality agreement. Proposals will be evaluated first on the offered price, method of payment, the potential acquirer's ability to complete the transaction, timing and closing conditions.

The Vendor reserves the right to choose, at its sole discretion, the proposal deemed to be the best. According to its own criteria, the Vendor reserves the right not to select the proposal for which the amount offered is the highest as well as the right to reject all proposals if it determines that none are satisfactory.

It is agreed that the prospective purchaser will assume the costs related to the transaction including in particular: notary fees, cadastral operation fees (if necessary), costs of any additional environmental studies or soil or environmental remediation (if necessary), sales taxes (GST and QST), as well as transfer duties and registration fees at the Registry Office with a certified copy for the attention of the Vendor.

Interlocutors

All proposals should be addressed to Mr. Robert Houde.

Sale conditions

The Property, as well as all fixtures and fittings, will be sold on an "as-is, where-is" basis and without asking price. No commitment or warranty, express or implied, is made as to the titles, description, condition, costs, dimensions, resale value, compliance with the intended use, or their quantity or quality. In addition, without limiting the generality of the foregoing, any condition or guarantee, express or implied, provided for under the Québec Act respecting the sale of goods and services will not be applicable and must be subject to a waiver on the part of the purchaser.

Property visits

Potential buyers can make an appointment to visit the Property by contacting the Agency's contacts at the telephone numbers indicated below. No visit or inspection of the Property will take place without prior arrangement with the Agency's contacts.

Exclusive real estate agency

Any request for information, concerning the Property or relating to the content of this document, should be addressed as follows:

Avison Young Commercial Real Estate Services, LP

Commercial Real Estate Agency
1801 McGill College Avenue, Suite 500
Montréal, Québec H3A 2N4

To the attention of:
Robert Houde
robert.houde@avisonyoung.com
514 839 0352



Contact us

For more information regarding this opportunity, please contact:

Robert Houde

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avisonyoung.ca

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