

Gas Station

Investment Opportunity

FOR SALE

185 CURÉ-LABELLE BOULEVARD, LAVAL (SAINTE-ROSE), QC





PROPERTY DETAILS



Construction Completed
2020



Legal Identification:
Lot 1 594 788, Cadastre of Quebec.



Zoning:
Class 5
Which authorizes commercial uses related to
automobiles, retail sales and restaurants.

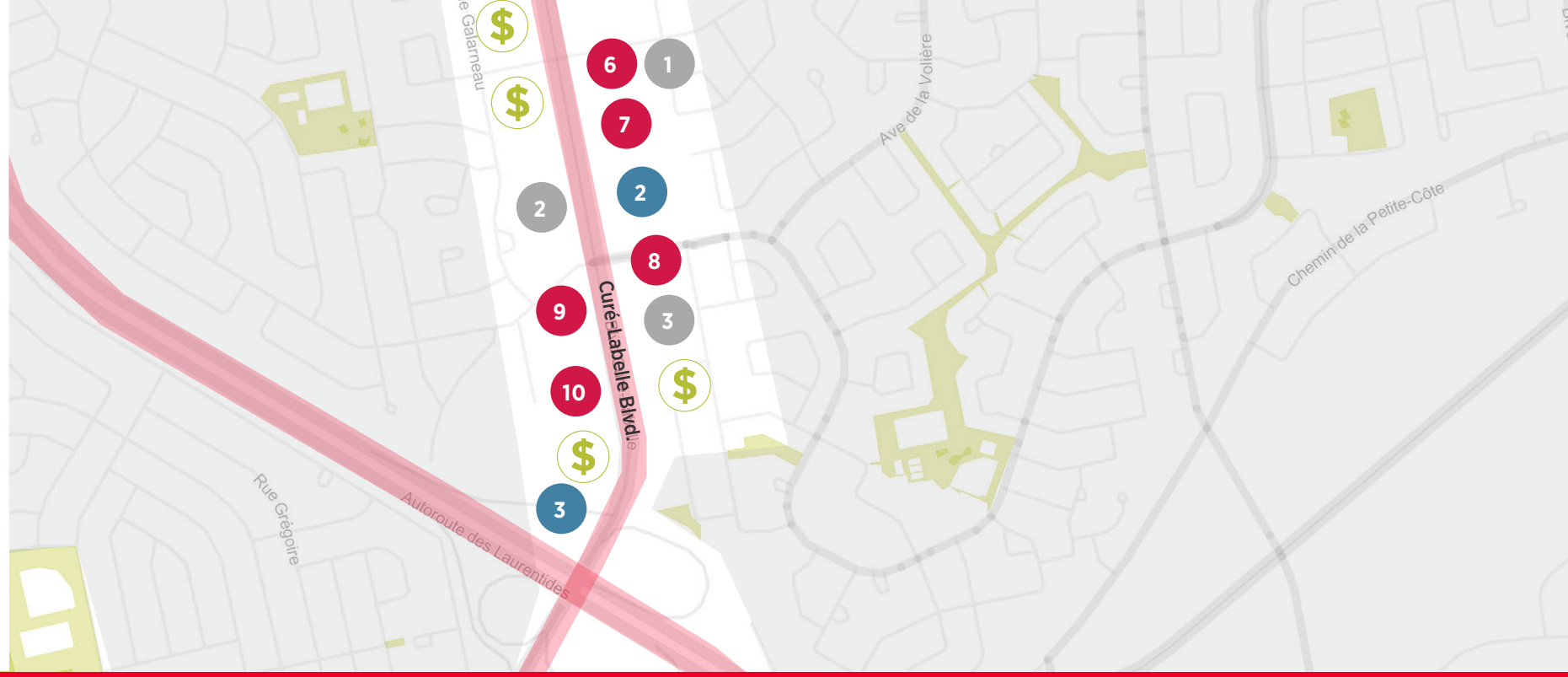
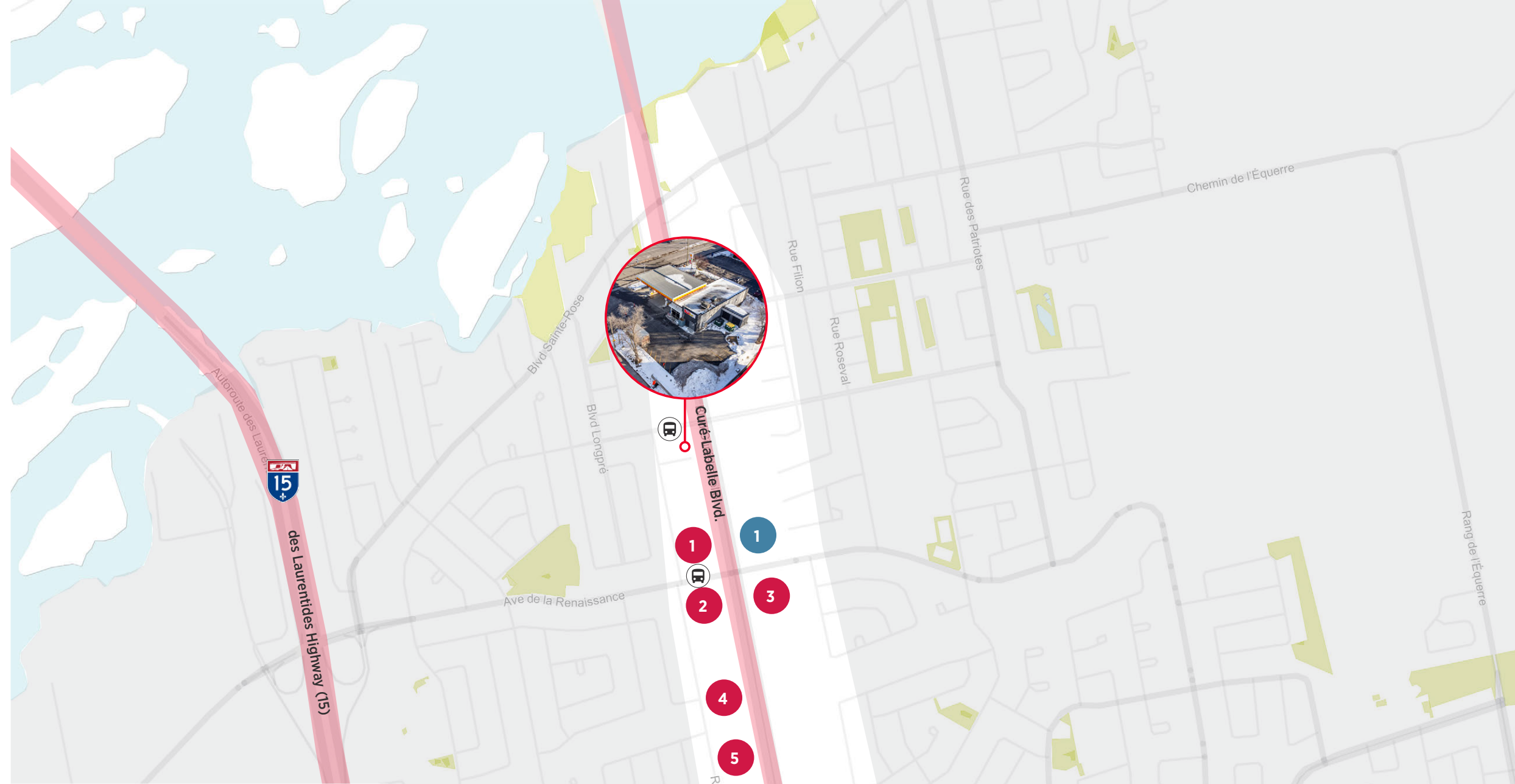
Frontage	152' (Curé-Labelle blvd.), 148' (Marc-Aurèle-Fortin blvd.)
Depth	138'
Lot Size	21,398 sq. ft. (1,987.9 m ²)
Details	
Dépanneur Super Soir	2,562 sq. ft.
Gas Station	8 gas pumps
NOI	\$113,484
Municipal Taxes (2023)	\$39,800.86
School Taxes (2023)	\$1,355.03

- 1 Subway
- 2 Layalina Resto Café
- 3 Boulangerie Artisanale C'tiguidou
- 4 Café déco céramique
- 5 Pizza St-Rose
- 6 St-Hubert Express
- 7 Coco Loco
- 8 l'Oeufreer St-Rose
- 9 Tim Hortons
- 10 Rubs BBQ Américain

- 1 March/ des Ameriques
- 2 IGA
- 3 Metro Plus

- 1 Pharmaprix
- 2 Clinique Podiatrique
- 3 PCJ Jean Coutu


Residential pockets





LOCATION HIGHLIGHT

Situated in the Montreal suburb of Laval, the Shell service station is strategically positioned within a bustling commercial sector, surrounded by vibrant residential neighborhoods.

TRAFFIC COUNT

 Curé-Labelle Blvd.
approx. 20,000 - 30,000 cars per day

 Highway 15
> 40,000 cars per day

 Highway 440
> 40,000 cars per day



WITHIN 3 KM RADIUS



52,810
Total Population



\$103,700
Median Household Income

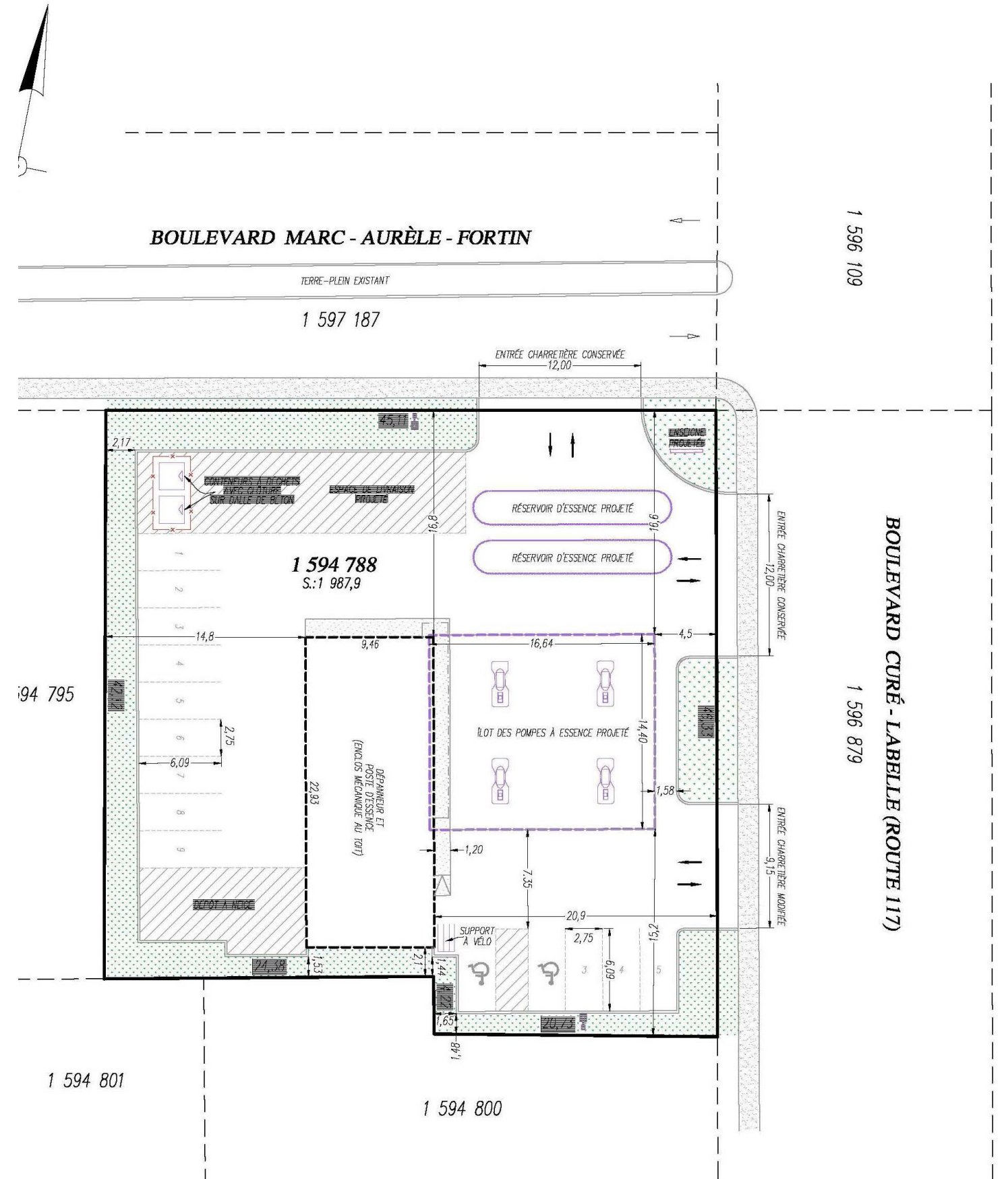


42
Median Age

GALLERY



SITE PLAN





CONTACT

For additional information please contact the listing brokers.

JASON ANSEL

Vice President
Commercial Real Estate Broker
+1 514 841 3866
jason.ansel@cushwake.com

JESSE ROTH

Vice President
Sales Representative
+1 416 359 2423
jesse.roth@cushwake.com

BRENT ROBINSON

Executive Managing Director & Managing Principal
Real Estate Broker Certified AEO
+1 514 841 3800
brent.robinson@cushwake.com

AMIR NOURBAKHSH

Vice President
Sales Representative
+1 416 359 2423
amir.nourbakhsh@cushwake.com



Cushman & Wakefield ULC
Real Estate Agency
999 boul. De Maisonneuve Ouest, bureau 1500
Montréal, Québec, H3A314
cushmanwakefield.com