

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.



Frontage

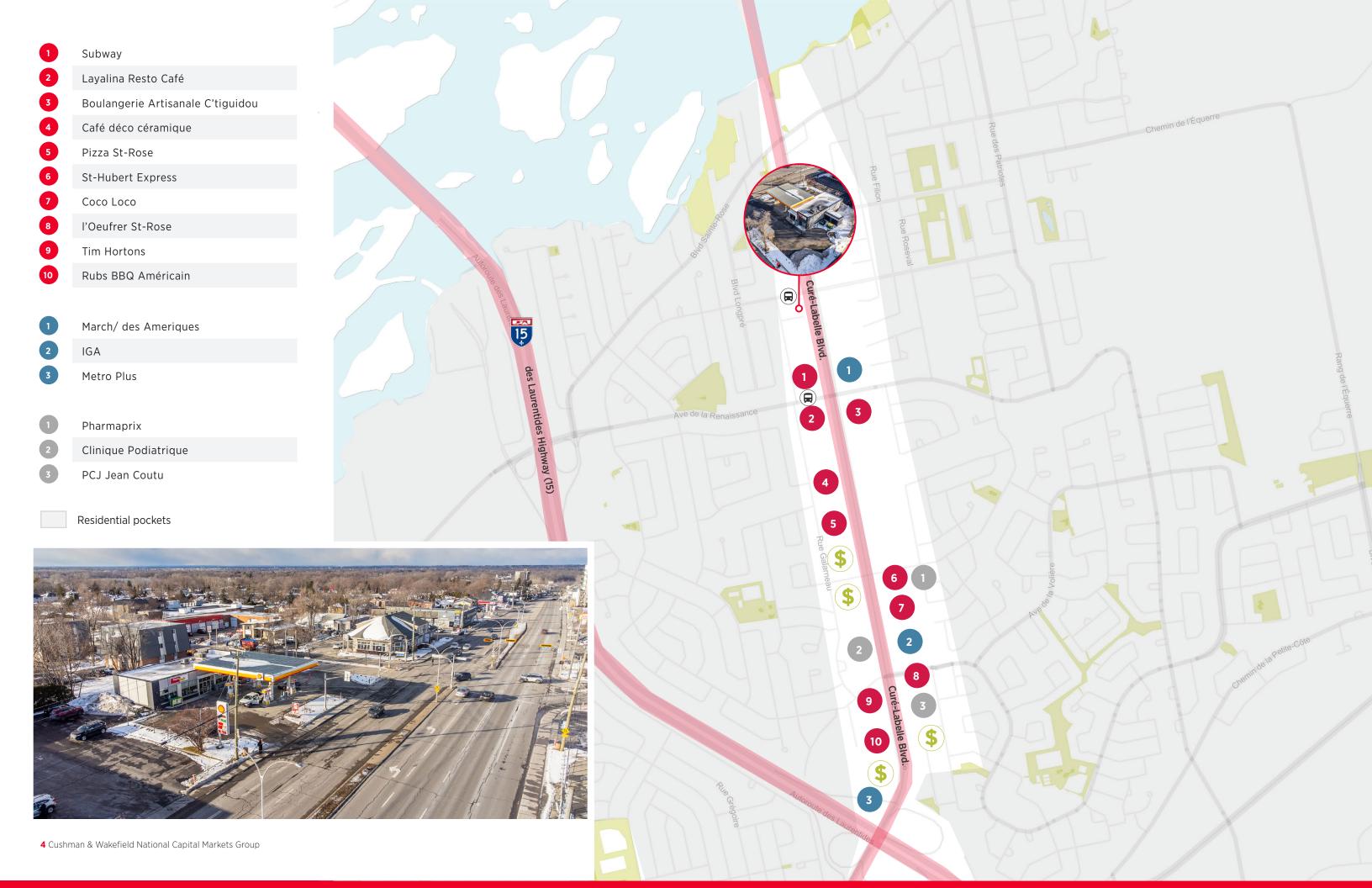
School Taxes (2023)

Zoning: Class 5

Which authorizes commercial uses related to automobiles, retail sales and restaurants.

rontage	152' (Curé-Labelle blvd.), 148' (Marc-Aurèle-Fortin blvd.)
epth	138'
ot Size	21,398 sq. ft. (1,987.9 m²)
etails	
Dépanneur Super Soir	2,562 sq. ft.
Gas Station	8 gas pumps
NOI	\$113,484
lunicipal Taxes (2023)	\$39,800.86

\$1,355.03



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

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GALLERY

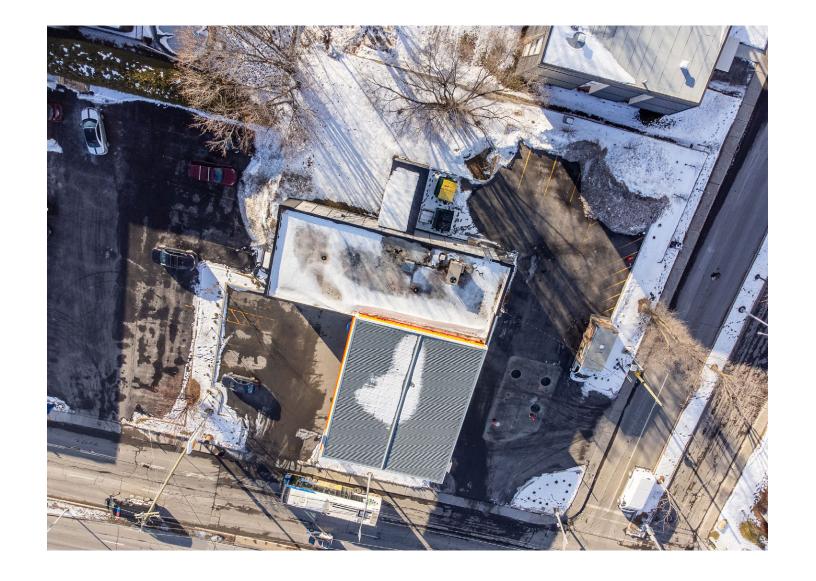


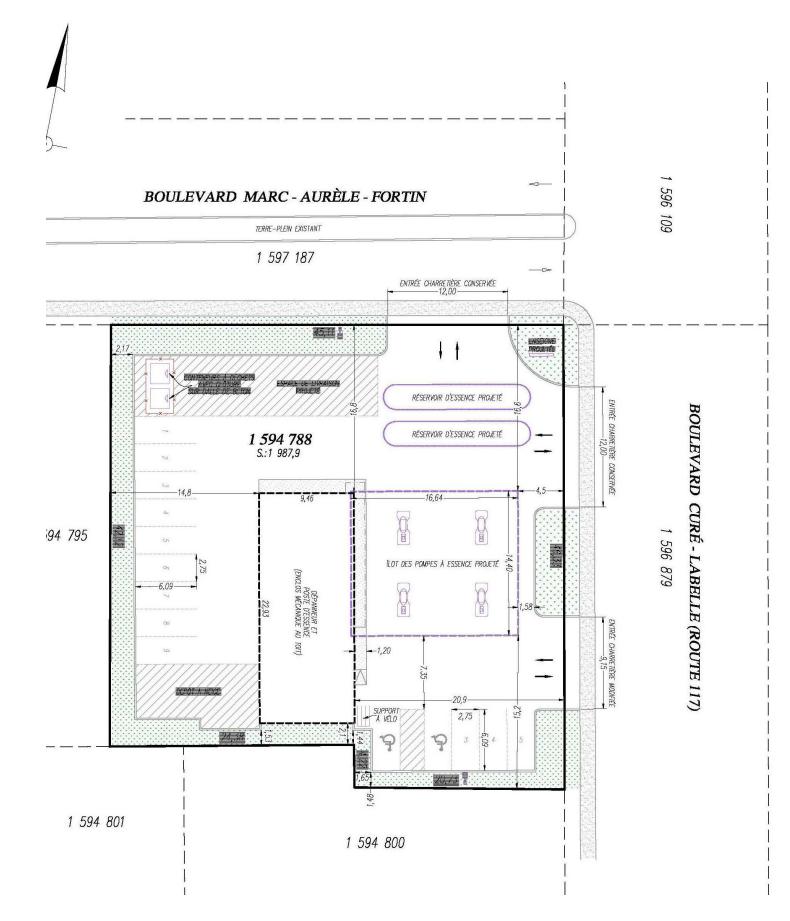












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