



For sale

Multi-Tenant Retail Strip Center

**774-794 Fréchette Street
Longueuil, QC**

GLA : 10,129 sq. ft.

Asking price : \$2,400,000

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The Opportunity

Located in Longueuil, 774-794 Fréchette ("The Property") is a commercial property strategically positioned in a prime location. The Property boasts a Gross Leasable Area (GLA) of 10,129 square feet and is situated on a spacious 31,456 square foot lot.

Currently 94% leased, the Property offers attractive and resilient long-term cash flow. A significant portion of the tenant roster consists of medical tenants, enhancing the stability of the income stream.

The Property presents a value-add opportunity through potential reduction of the vacancy rate and closing the substantial gap-to-market (31%) on existing rents. Larger tenants have renewal options at market rental rates, reinforcing the property's capability for improving long-term cash flow.

Its proximity to Pierre Boucher Hospital, CLSC de Longueuil Ouest, and CLSC Simonne-Monet-Chartrand makes this an ideal location for medical auxiliary services, further solidifying its appeal to healthcare-related tenants.

10,129

GLA (sq.ft.)

56%

Medical Tenants

94%

Leased

31%

Gap-to-market

Highlights



Property is 94% leased, offering attractive, resilient long-term cash flow



Current tenant roster includes 56% of medical tenants



Value-add potential through vacancy reduction and closing rent gap-to-market (31%)



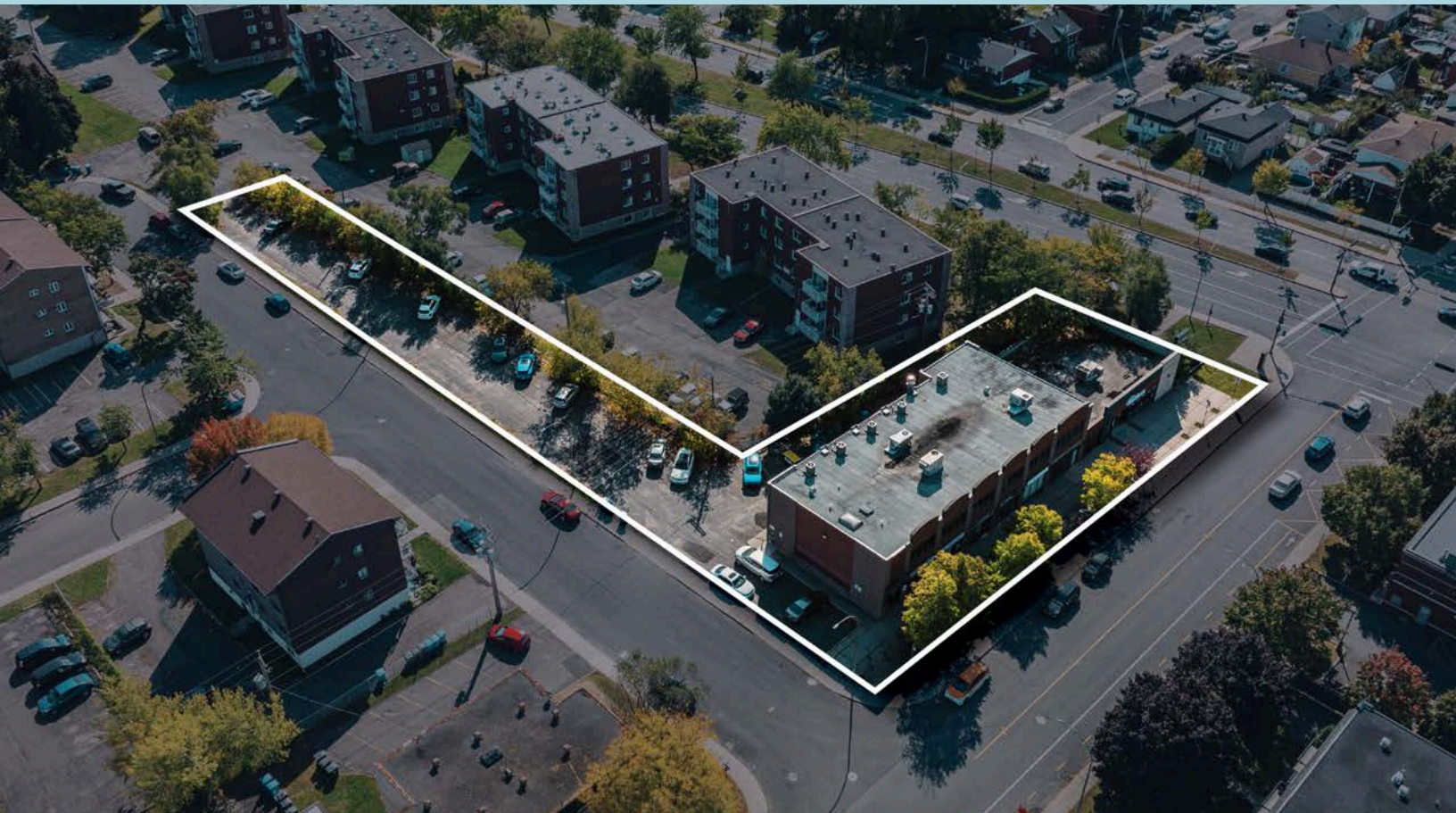
Nearby healthcare facilities make this location ideal for medical auxiliary services



Larger tenants' market-rate renewal options boost property's long-term cash-flow potential



Ample parking for visitors



794 Fréchette

Characteristics

City	Longueuil
Land Area (SF)	31,456
Lot Number	2 006 302
GLA (SF)	10,129
Floors	2
Year Built	1978

Municipal Assessment

Land	\$876,700
Building	\$813,900
Total	\$1,690,600

Real Estate Taxes

School	\$1,524
Municipal	\$51,099
Total	\$52,623



Characteristics

10,129

GLA (sq. ft.)

31,456

Land Area (sq. ft.)

2

Floors

3.4

WALT

56%

Medical Tenants



Strategically located in Longueuil, 774-794 Fréchette offers excellent accessibility, just 6km from Metro Longueuil with an on-site bus stop. Its proximity to major healthcare facilities and an adjacent Jean Coutu pharmacy makes it ideal for medical auxiliary services, enhancing appeal to both tenants and customers.

6 KM

From Metro Longueuil

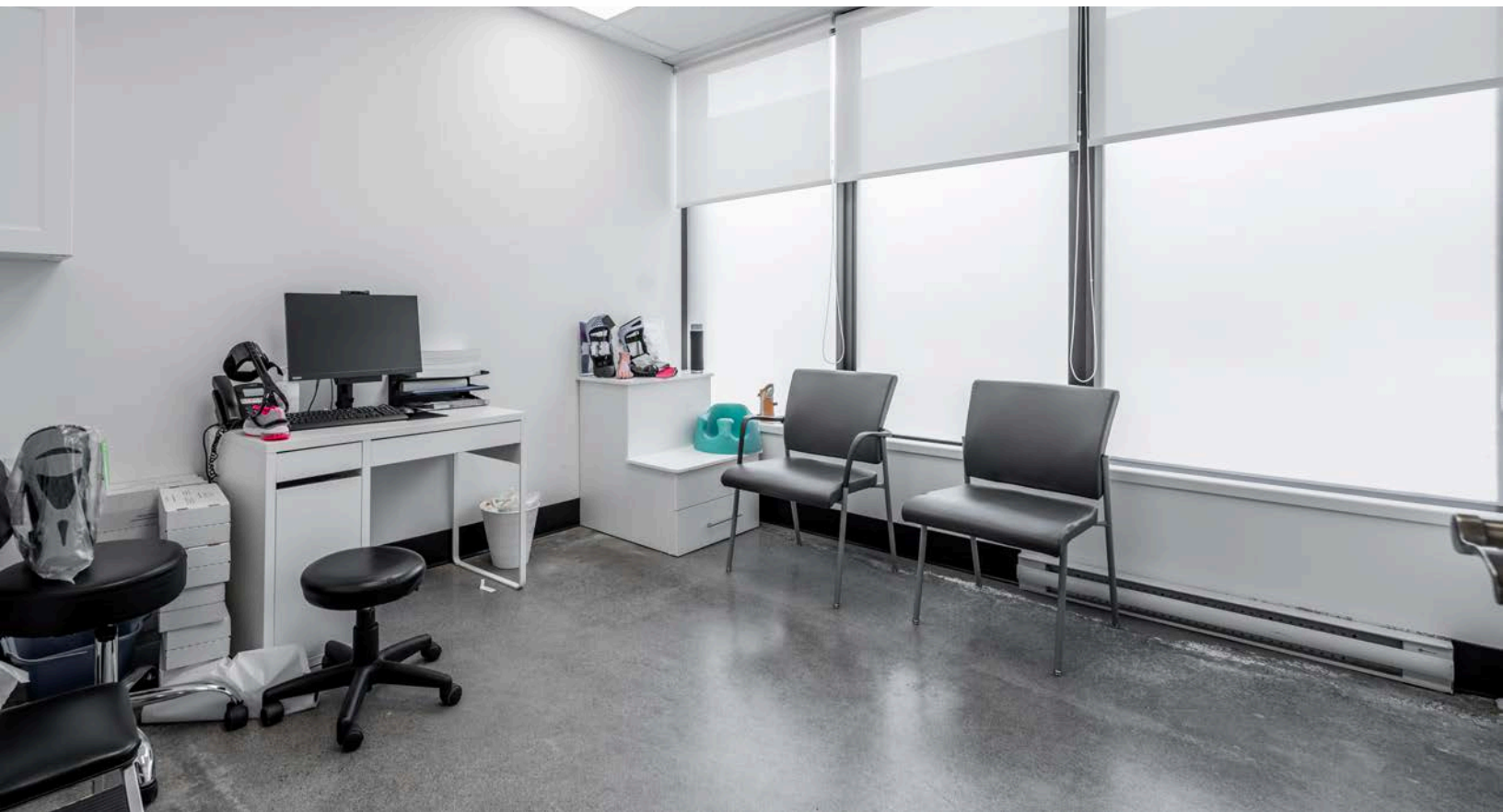
97 m

From bus stop

2.5 KM

From Hospital

Tenancy Overview



Nasci Biologie Medicale Inc.

Nasci Biologie is a clinic specializing in the research and diagnostic laboratory specializing in Human fertility. This clinic is recognized and recommended by the Institut National de Santé Publique du Quebec.

TonmTonm Epicerie Inc.

TonmTonm is a local restaurant/catering company specializing in haitian cuisine.

Group Medicus

Medicus Group is a leading provider of orthotics, mobility and healthcare equipment since 1957. Medicus has over 18 branches in the GMA and is a sub-sidiary of Jean-Coutu Pharmacy.

Thiphachanh Phavorachitch

Since the opening of the clinique in 1989, Dr Thiphachanh Phavorachitch is a seasoned denturologist, helping south-shore patients with tooth replacement and prosthetic procedures.

Get in touch

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