

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 ft ²
Lot size	58,416 ft ²
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 ft ²	2035	4 x 5 years
Boutique Chico	2,480 ft ²	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



11,040 residents



3,192 households



\$113,122 average income / household

© Site Wise - Estimated statistics for 2024



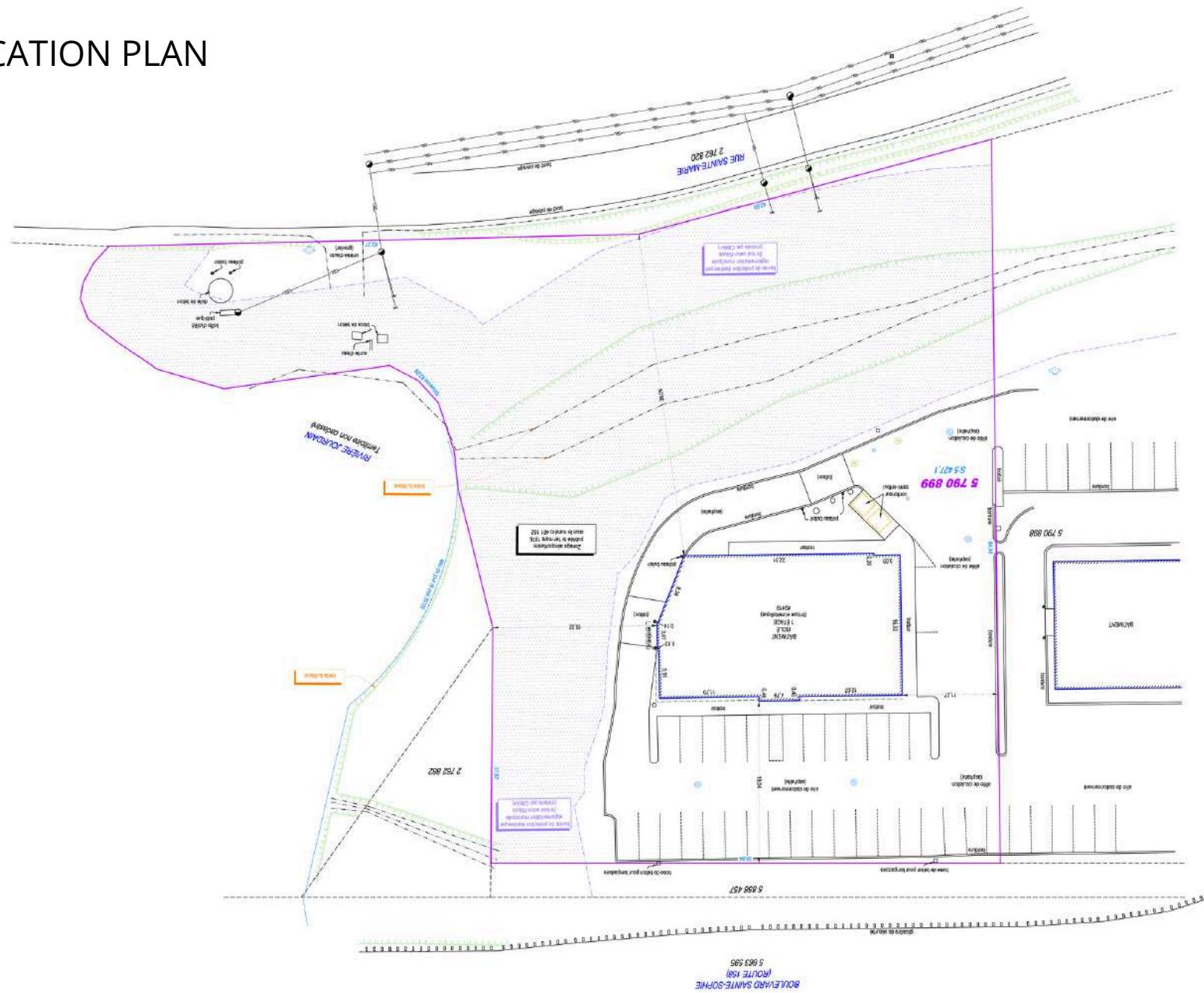
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LOCATION PLAN



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