



515-521 St-Charles-Borromée St. | 67-75 Papineau St., Joliette, QC

# Commercial opportunity

## Retail Strip For Sale in Joliette

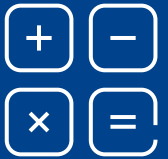
Welcome to 515-521 St-Charles-Borromée Steet, a 4-unit multi-tenant retail investment with lots of exposure along Papineau and Saint-Charles-Borromée streets. The three points of ingress/egress allow retailers convenient access along three streets and benefits from the traffic generated by the Petro-Canada across the street. The prospective buyer will obtain a fully rented investment with stable, long-term covenants. Three of the tenants (Allo Mon Coco, Chocolate, and Mr.Puffs) are restaurants focusing on breakfast, baked goods, and desserts. The total daytime population, within a 2km radius, allocates 15% of their disposable income to restaurants with \$104 million out of \$692 million.

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# Property Overview



## Tenants



**Allô! Mon Coco**



**Mr. Puffs**



**Chocolato**



**Bell**

	Allô! Mon Coco	Mr. Puffs	Chocolato	Bell
Annual Rent	\$128,268	\$43,026	\$63,326	\$77,406
Area	4,072 SF	2,165 SF	1,212 SF	2,716 SF
Lease	Sept. 2017 - Aug. 2027	May 2018 - April 2028	July 2017 - July 2027	Feb. 2018 - Jan. 2028

## Building Information

Civic Address	67-75 PAPINEAU   515-521 ST-CHARLES-BORROMÉE
Lot	3 563 829
Location	Papineau Street and Saint-Charles-Borromée Street North
Building Area	10,165 SF
Land Area	55,223 SF

## City Taxes 2021

Municipal Taxes	\$42,403
School Taxes	\$2,253
Total Value of Assessment	\$2,278,040

### Total Gross Rent

**Total Rental:** \$312,026

**Vacancy:** -\$9,361

**Effective Gross Rent:** \$302,665

### Total Expenses

**Municipal Taxes (2022):** \$42,403

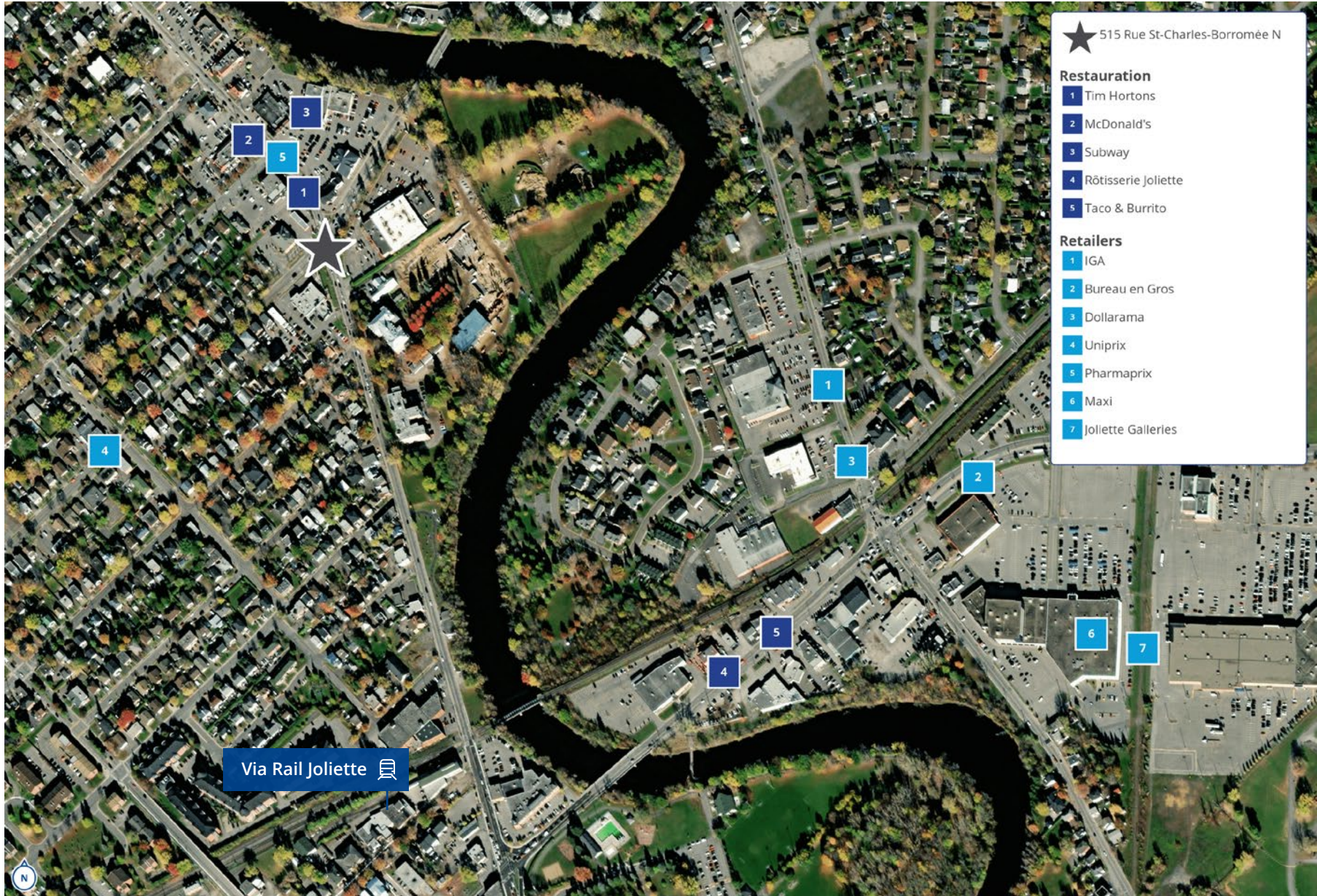
**School Taxes (2021-22):** \$2,253

**TOTAL Expenses:** \$68,756

### Net Operating Income

\$233,909

**\$3,990,000**  
Sale Price



 **Population**  
23,442

 **Employment rate**  
92%

 **Average income**  
\$64,030

 **Average Spent**  
\$692,863,755

 **Joliette Airport**  
9-min Drive

 **Highway Access**  
131 & 343

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