

FOR SALE

COMMERCIAL BUILDING - OUTLETS SAINT-SAUVEUR

105F GUINDON AVENUE, SAINT-SAUVEUR, QC

ASKING PRICE: \$1,875,000



Marcus & Millichap

GRUPE MARIANI - DI GENNARO

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THE OPPORTUNITY

Marcus & Millichap is pleased to present this fully leased impeccable multi-tenant retail property in Saint-Sauveur Factory Outlets. Anchored by Café Dépôt, Souvlaki Bar, and Pizza Donini, the property benefits from prime visibility, and excellent accessibility. Located in the heart of Saint-Sauveur, a four-season destination known for its ski resorts, spas, and vibrant tourism industry, the property enjoys high traffic and serves a mature, affluent demographic clientele. With its stable tenants, strategic location, and strong market fundamentals, 105F Guindon Avenue represents a secure and attractive retail investment in one of Québec's most dynamic leisure markets.

**Commercial property
with stable tenants in
prime Saint-Sauveur
retail location.**

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PROPERTY OVERVIEW



105F Guindon Avenue, Saint-Sauveur, QC



Lot: 2 315 129 (private); 2 315 609 (common)



Building Area:
3,500 SF ground floor
3,000 SF basement
6,500 SF total



Land Area: ± 12,723 SF



Year Built: 1999



Total Parking Spaces: 200 (reserved parking spaces for delivery services)



Saint-Sauveur Factory Outlets



Zoning Type: Commercial



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HIGHLIGHTS

PRIME COMMERCIAL OPPORTUNITY



90% Renovated Property



Stable, established tenants in the food-service sector



Excellent accessibility near a major intersection



Ample on-site parking for tenants and visitors



High visibility and strong traffic flow in Saint-Sauveur Factory Outlets



Attractive demographics with high disposable income and spending on dining and leisure






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TENANTS OVERVIEW

	 <i>Café Dépôt</i>	 <i>Souvlaki Bar</i>	 <i>Pizza Donini</i>	MPR <i>MPR Office</i>
Annual Gross Rent	\$62,025	\$94,510	\$72,700	\$14,540
Area (SF)	1,500	2,600	2,000	400
Lease Term	Feb 2024 - Jan 2034	Apr 2025 - Jan 2034	May 2025 - Jan 2034	May 2025 - Jan 2034
Lease Type	Gross	NNN	NNN	NNN

MUNICIPAL ASSESSMENT

Municipal Assessment (2025)	\$1,700,200
Municipal Taxes (2025)	\$29,738.21
School Taxes (2025-2026)	\$1,227.40



Combined
EGI



Total
Expenses



Net Operating
Income



Cap
Rate

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DEMOGRAPHICS (5KM)



Population

16,673



Daytime Population

18,746



Median Age

58



Households

8,218



Average Income

\$94,288



Per Capita Income

\$46,474



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RENT ROLL SUMMARY - COMMERCIAL

Tenant Name	Type	Suite	SF	% Bldg Share	Lease Term	Rent Per SF	Total Rent Per Month	Changes On	Changes To	Description Operating System Reimbursements	Renewal Options And Option Year Rental Information
Cafe Depot	Retail	105F-1	1,000	15.38%	01-02-2024 to 31-01-2034	\$49.35	\$4,113	To be confirmed	\$0	Gross Rent (Ground + Basement = \$62,025)	\$30/SF is the net portion Options: 2 x 5 years
Cafe Depot (Basement)	Retail	105F-1	500	7.69%	01-02-2024 to 31-01-2034	\$25.35	\$1,056	To be confirmed	\$0	Gross Rent (Ground + Basement = \$62,025)	\$8/SF is the net portion Options: 2 x 5 years
Souvlaki Bar	Retail	105F	1,300	20.00%	01-04-2025 to 31-01-2034	\$30.00	\$3,250	01-04-2030	\$35	NNN Rent + 15% admin	2 x 5 years
Souvlaki Bar (Basement)	Retail	105F	1,300	20.00%	01-04-2025 to 31-01-2034	\$8.00	\$867	01-04-2030	\$10	NNN Rent + 15% admin	2 x 5 years
Pizza Donini	Retail	105F	1,000	15.38%	01-05-2025 to 31-01-2034	\$30.00	\$2,500	01-05-2030	\$35	NNN Rent + 15% admin	2 x 5 years
Pizza Donini (Basement)	Retail	105F	1,000	15.38%	01-05-2025 to 31-01-2034	\$8.00	\$667	01-05-2030	\$10	NNN Rent + 15% admin	2 x 5 years
Pour Emporier	Retail	105F	0	0.00%	N/A	\$0.00	\$0	N/A	\$0		
Pour Emporier (Basement)	Retail	105F	0	0.00%	N/A	\$0.00	\$0	N/A	\$0		
MPR Office	Office	105F-2	200	3.08%	01-05-2025 to 31-01-2034	\$30.00	\$500	To be confirmed	\$0	NNN Rent + 15% admin	
MPR Office (Basement)	Office	105F-2	200	3.08%	01-05-2025 to 31-01-2034	\$8.00	\$133	To be confirmed	\$0	NNN Rent + 15% admin	
Subtotal	Office	2	400	6.15%			\$633				
Subtotal	Retail	8	6,100	93.85%			\$12,452				
Total		10	6,500				\$13,085				
Occupancy	Office:	100.00%			- Not Used -:	0.00%					
Total Annualized Rent		10					\$157,025				

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OPERATING STATEMENT

INCOME	Current				Per SF
Office					
Gross Scheduled Rent	7,600				19.00
Expense Reimbursements	6,940				17.35
Effective Gross Income	\$14,540				\$36.35
Retail					
Gross Scheduled Rent	149,425				24.50
Expense Reimbursements	79,810				13.08
Effective Gross Income	\$229,235				\$37.58
Combined EGI	\$243,775				\$37.50
EXPENSES	Current	% of CEGI	Notes	Per Unit	PER SF
Real Estate Taxes	30,972	12.7%		4.76	4.76
Insurance	9,898	4.1%		1.52	1.52
Utilities - Electric	17,777	7.3%		2.73	2.73
Utilities - Gas	19,548	8.0%		3.01	3.01
Repairs & Maintenance	5,000	2.1%		0.77	0.77
Landscaping, Snow Removal, Janitor	11,279	4.6%		1.74	1.74
Garbage Removal	3,653	1.5%		0.56	0.56
Internet/Telecom	1,529	0.6%		0.24	0.24
Structural Reserve	3,650	1.5%	Normalized	0.56	1.85
Management Fee	8,532	3.5%	Normalized	1.31	0.00
Total Expenses	\$111,838			\$17.21	\$17.18
Expenses as % of Combined EGI		45.9%			
Net Operating Income	\$131,937				\$20.33

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LOCATION OVERVIEW

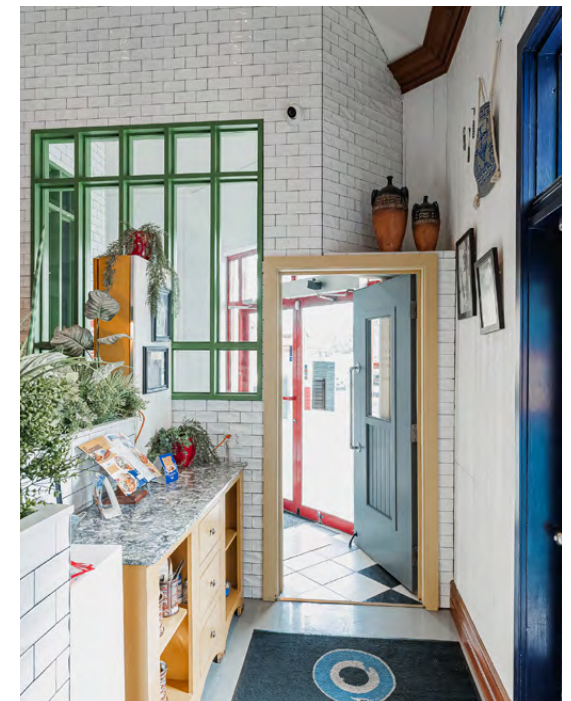


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