

REDEVELOPMENT OPPORTUNITY

2351 du Curé-Labelle Boulevard

Saint-Jérôme (Québec)

savills



The opportunity

Executive summary

Savills is proud to present this opportunity to acquire a magnificent property including land of 1,556,282 square feet, on which a building with a living area of 15,020 square feet spread over two floors with a large unfinished basement is built.

2351 du Curé-Labelle Boulevard, is located in the northern part of the Lafontaine district of the city of Saint-Jérôme, in the administrative region of the Laurentians, *MRC de la Rivière-du-Nord*. The property benefits from easy access from the Laurentian highway (15), being located just a two-minute drive from exit 45, as well as a 30-minute drive from Laval and 45 minutes from Montreal.

The zoning in place allows for great potential for mixed redevelopment with an area of approximately 191,732 square feet located in a commercial zone, while approximately 1,364,551 square feet is in a residential zone.

Property of 1,556,282 square feet benefiting from great potential for mixed redevelopment in the Lafontaine district of the city of Saint-Jérôme.





Property summary

Address	2351 du Curé-Labelle Boulevard (Route 117)	
Municipality	Saint-Jérôme	
Legal designation	Lots 4 033 980 and 4 034 035, Cadastre of Québec	
Zoning, permitted uses	Zone C-27: Commercial Zone H-26: Residential	
Land area	144,582.1 m ² (1,556,282 sf)	
Frontage	Approximately 280 feet (85.55 meters) along Route 117	
Building area	Ground floor	9,648 sf
	Second floor	5,372 sf
	Total	15,020 sf
	Unfinished basement	9,852 sf
Year built	1958 (according to the assessment roll)	
Renovations	2017-2018	
Floors	2 floors + basement	

Municipal assessment and realty taxes

Assessment roll	2023-2025
Municipal assessment, Land	\$404,600
Municipal assessment, Building	\$1,814,200
Total municipal assessment	\$2,218,800

Municipal taxes (2025)	\$63,329
School tax (2024-2025)	\$1,925
Total taxes	\$65,254



Zoning

Zoning by-law number 0309-000 of the City of Saint-Jérôme

PERMITTED USES - ZONE C-27

Permitted use classes	C-4	C-8	C-10	I-1	I-2	
Specifically permitted use						(2)
Use specifically excluded	(1)					

IMPLEMENTATION STANDARDS

Building structure						
Detached	x	x	x	x	x	x
Setbacks						
Minimum front setback	15m	15m	15m	15m	15m	15m
Minimum side setback	3m	3m	3m	3m	3m	3m
Total minimum side setbacks	6m	6m	6m	6m	6m	6m
Minimum rear setback	10m	10m	10m	10m	10m	10m
Building						
Height min./max. in floors	1/2	1/2	1/2	1/2	1/2	1/2
Minimum width	10m	10m	10m	10m	10m	10m
Minimum depth	10m	10m	10m	10m	10m	10m
Minimum area	275m ²	275m ²	275m ²	275m ²	275m ²	275m ²
Housing and establishment						
Minimum no. of establishments	1	1	1	1	1	1
Regular indoor court						
Minimum width	50m	50m	50m	50m	50m	50m
Minimum area	3,000m ²	3,000m ²	3,000m ²	3,000m ²	3,000m ²	3,000m ²
Specific provisions						
To the use						(4)
To the zone	(3); (5)					

NOTES:

- (1) 5821 ; 5822 ; 5823 ; 5829
- (2) 1551 ; 1552 ; 5512 ; 6911 ; 7425 ; 9810
- (3) Chapitre 12, section 1, sub-section 4.1 ; Chapitre 12, section 3, sub-section 1
- (4) Chapitre 12, section 5, sub-section 166
- (5) Chapitre 12, section 2.2, sub-section 1

PERMITTED USES - ZONE H-26

Permitted use classes	H-1	
Specifically permitted use		(2)
Use specifically excluded	(1)	

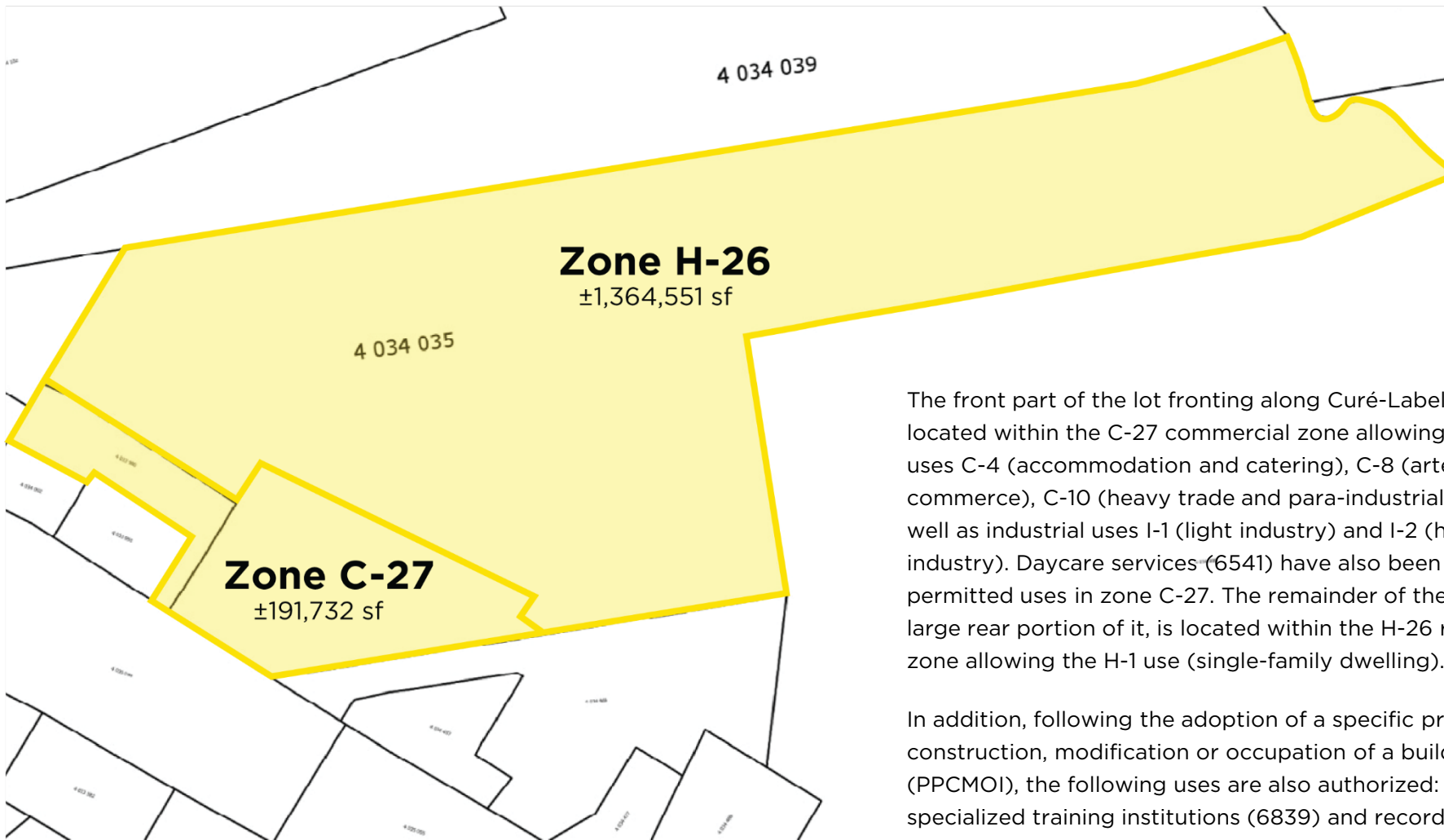
IMPLEMENTATION STANDARDS

Building structure		
Detached	x	x
Setbacks		
Minimum front setback	6m	6m
Minimum side setback	2m	2m
Total minimum side setbacks	10m	10m
Minimum rear setback	6m	6m
Building		
Height min./max. In floors	1/2	1/2
Minimum width	8m	8m
Minimum depth	8m	8m
Housing and establishment		
Minimum no. of establishments	1/1	1/1
Regular indoor court		
Minimum width	50m	50m
Minimum depth	50m	50m
Minimum area	40,000m ²	40,000m ²
Specific provisions		
To the use		
To the zone	(3); (4)	

NOTES:

- (1) Chapitre 5, section 3, sub-section 1 ; Chapitre 5, section 3, sub-section 3 ; Chapitre 5, section 3, sub-section 6
- (2) 6541 ; 6543 ; 6911
- (3) Chapitre 12, section 2.2, sub-section 1
- (4) Chapitre 12, section 2.1, sub-section 1

Cadastral and zoning plan



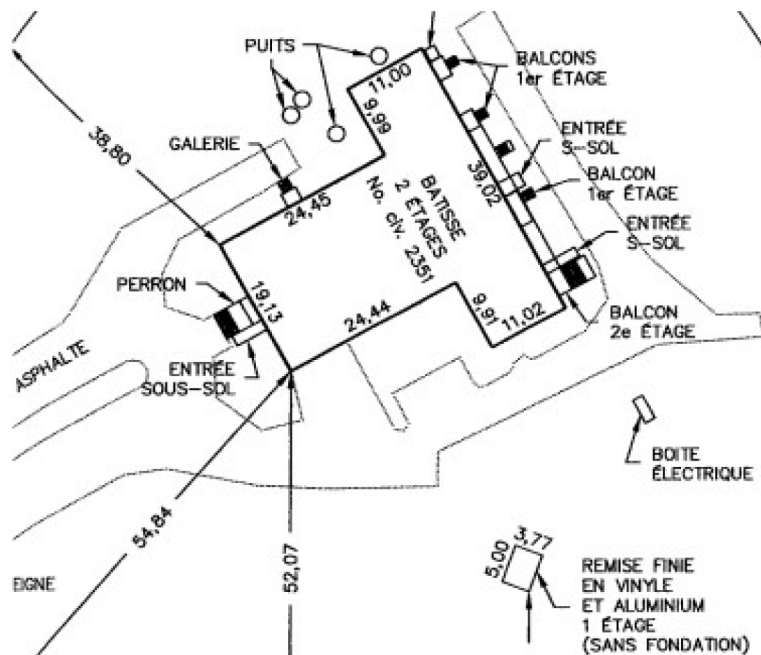
The front part of the lot fronting along Curé-Labelle Boulevard is located within the C-27 commercial zone allowing commercial uses C-4 (accommodation and catering), C-8 (arterial commerce), C-10 (heavy trade and para-industrial activities) as well as industrial uses I-1 (light industry) and I-2 (heavy industry). Daycare services (6541) have also been added as permitted uses in zone C-27. The remainder of the land, i.e. the large rear portion of it, is located within the H-26 residential zone allowing the H-1 use (single-family dwelling).

In addition, following the adoption of a specific project for the construction, modification or occupation of a building (PPCMOI), the following uses are also authorized: other specialized training institutions (6839) and recording studio of visual material (4752). According to zoning by-law no. 0319-000, PPCMOI-2016-00230 adopted in 2017 also authorizes the rear part of the land to be used with thematic trails linked to the training institutions, even though it is located in another zone.

Site description

The property site includes two lots totaling a superficial area of 1,556,283 square feet (144,582.1 square meters). The land parcel is irregular in shape with a relatively flat topography. This site has a linear frontage of approximately 280 feet (85.55 meters) along Route 117 (du Curé-Labelle Boulevard).

The land features include a large asphalt parking lot that can accommodate approximately 65 cars, a concrete sidewalk, lawn and various trees and shrubs. Several trails with various educational play stations are present on the large plot of land at the rear of the building. The water supply is from an artesian well and there is the presence of a septic tank for the sanitary system. The municipal aqueduct and sewer systems are not yet available at the property.





Building description

Foundations	Cast concrete and concrete blocks
Structure	Wood and concrete blocks
Existing walls and facing	Stone, aluminum and concrete blocks
Windows	Aluminum sash, PVC crank and commercial type fixed
Doors	Glazed steel and solid steel, two garage doors in the basement of approximately 8 x 8 feet
Roofing	Asphalt shingles and elastomeric membrane
Flooring	Hardwood, ceramic, vinyl and polished concrete
Interior walls	Plasterboard
Ceilings	Plasterboard
Electricity	Two main power supplies of 400 amps/600 volts
Heating system	Central heating system running on hot water, with digital central control and additional electric baseboards in certain areas
Plumbing	Copper, PEX and ABS
Additional equipment	Elevator (capacity of nine people or 680 kg), alarm system, wall-mounted air conditioners and cold room



Building description

Distribution of spaces

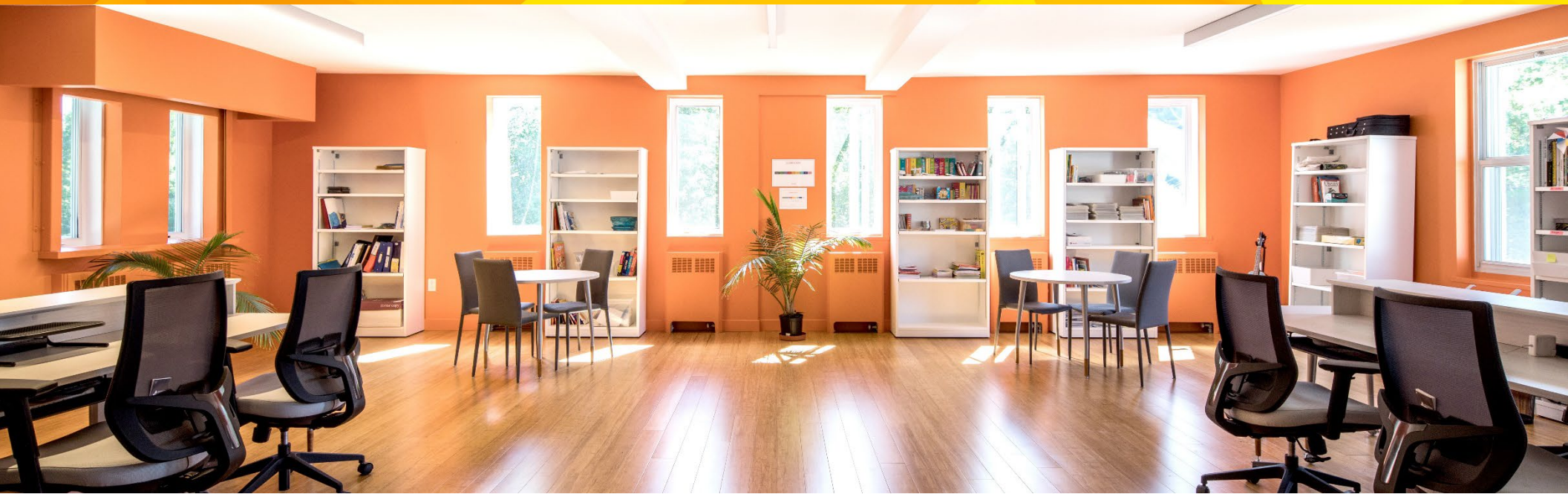
Ground floor	Entrance/reception Gymnasium Three storage rooms Five multifunctional rooms Kitchen Dining room Two changing rooms	Daycare room Two classes Lounge Two main bathrooms (men/women) Two secondary bathrooms Office
Second floor	Three open-plan office spaces Five closed offices Meeting room Photocopy room	Storage space Two bathrooms Multifunctional room with control room (mezzanine)
Basement	Several storage spaces Two garage spaces Workshop	Electrical room Mechanical room



2351 du Curé-Labelle Boulevard, Saint-Jérôme (Québec)







Building description

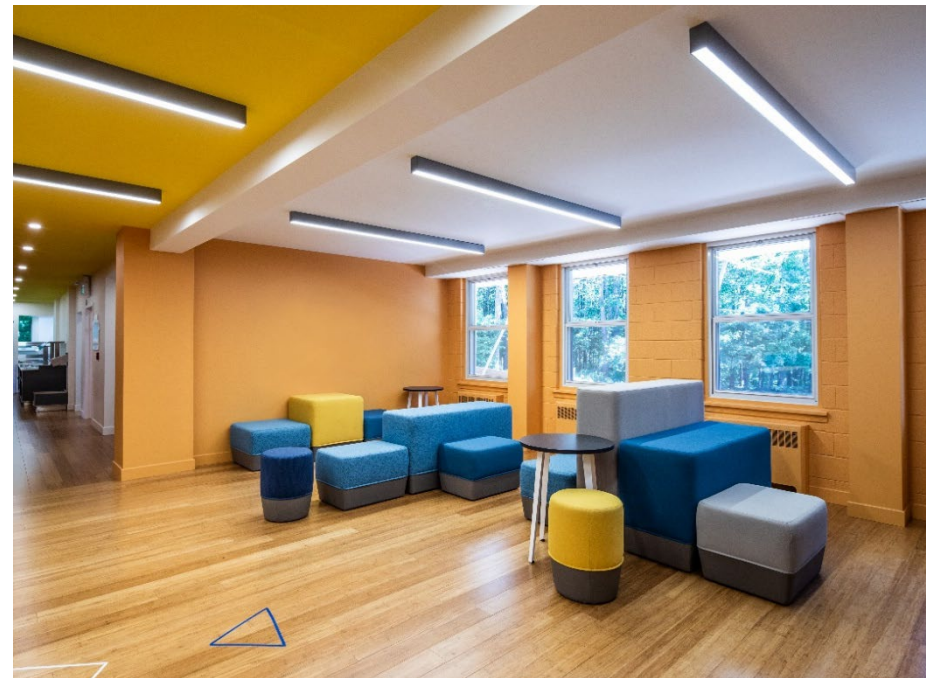
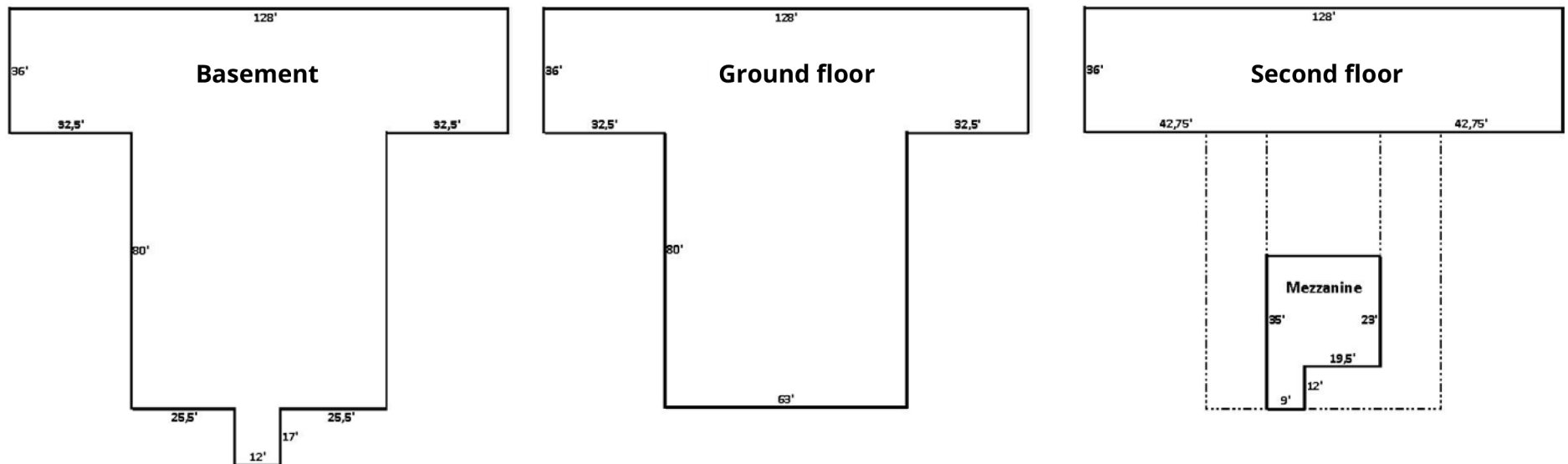
The building was once a monastery consisting of several bedrooms with various community rooms. Several major renovations and improvements were carried out in 2017 and 2018, mainly to the interior. Thus, several divisions were modified and the interior finish of the ground floor and second floor benefited from a complete renovation. The central chapel was also renovated and modified into a gymnasium, and the kitchen was completely improved at the same time.

Following these renovations, the ground floor, with a total area of 9,648 square feet, is now composed of a large entrance hall/reception, a gymnasium with a clear height varying between 16 and 18 feet, a daycare room, a dining room, a kitchen, a lounge area, various multifunctional and/or classroom rooms, a few bathrooms as well as a storage space.

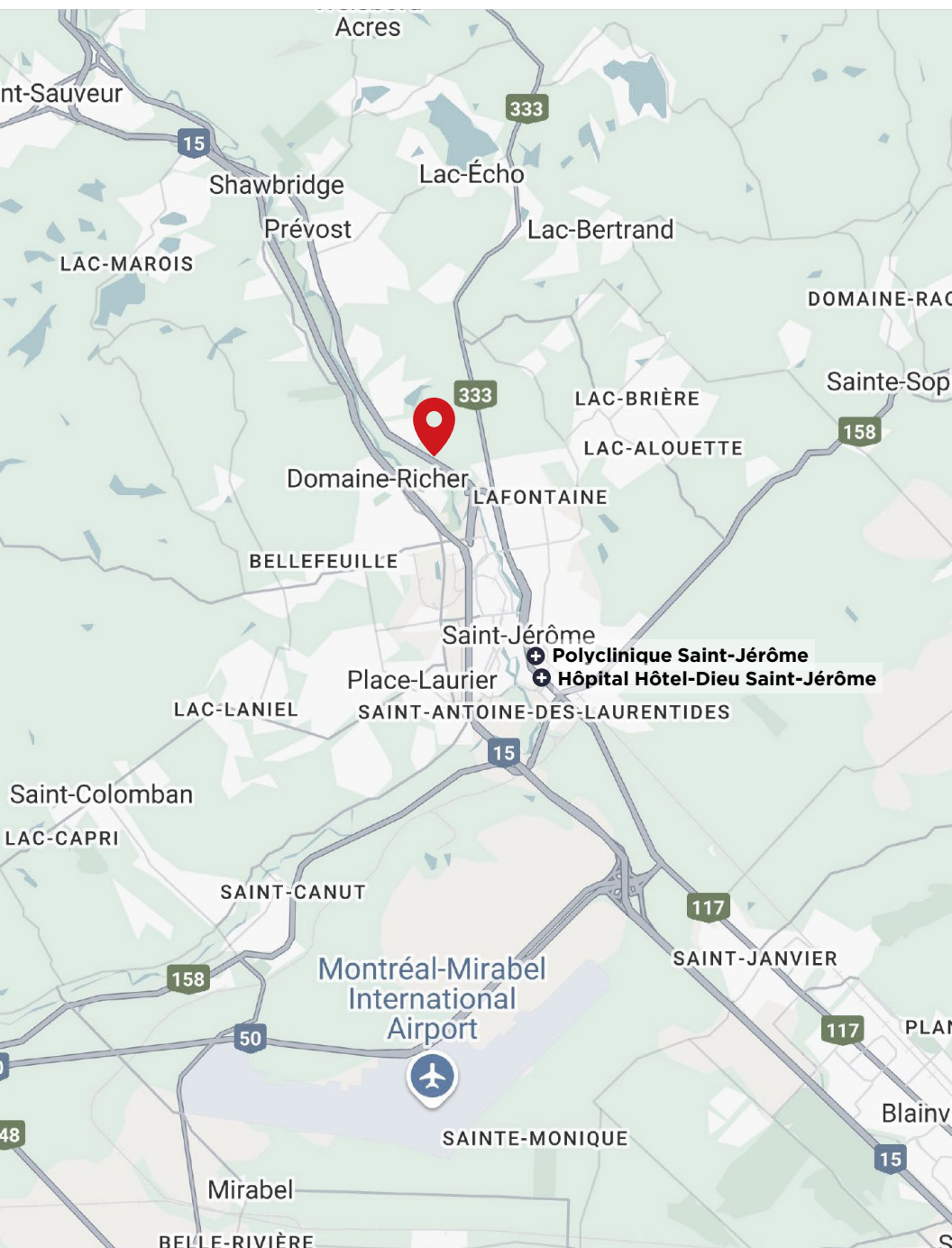
The second floor is composed of three open-plan office spaces, five closed offices, a meeting room, a photocopy room, storage space and two bathrooms, as well as a staircase leading to the attic. This floor, with a total area of 5,372 square feet, also includes the mezzanine which is located at the front of the building which serves as a performance room with a control room.

The exterior of the building has been partially renovated, including improvements to the balconies, as well as the addition of a steel structure emergency staircase at the rear of the building.

Floor plans







The area

City of Saint-Jérôme

Saint-Jérôme is a municipality in the Province of Québec, capital of the MRC of La Rivière-du-Nord, in the administrative region of the Laurentians. It is located approximately 45 km northwest of the city of Montréal and ranks 14th in terms of population amongst the municipalities of the Province of Québec. During the last census, the municipality had a population of 82,274 inhabitants with several government organizations, higher education institutions and various community and artistic organizations within its territory.

The city of Saint-Jérôme results from the merger of the towns of Lafontaine, Bellefeuille, Saint-Antoine and the former city of Saint-Jérôme during the municipal reform in January 2002.

The Lafontaine sector has undergone multiple developments in recent years, particularly at the residential level, and counts Schulz Street as well as boulevards du Curé-Labelle, des Hauteurs and de Lafontaine as its main arteries. The property is located only a few hundred meters from the northern city limits of Saint-Jérôme. This sector is bordering the municipalities of Sainte-Sophie and Prévost which are predominantly agricultural in nature.

The property is located within a mixed-use sector, some 45 kilometers northwest of Montréal

Terms & conditions of the sale process

Société Immobilière Dolfino Inc. (the “Owner” or the “Vendor”) has retained the services of Savills Inc. (the “Agency”) as the exclusive real estate agency for the sale of the property located at 2351 du Curé-Labelle Boulevard, in the City of Saint-Jérôme (Québec) described herein (the “Property”).

Presentation of confidential information

This marketing flyer and the additional information contained within the on-line data room (the “Documentation”) have been prepared by the Agency for the benefit of prospective purchasers to assist them in conducting their analysis. The Documentation does not guarantee its completeness, nor that it contains all the information required by a prospective purchaser. The Documentation is provided for informational purposes and for discussion purposes only. It does not constitute an offer to sell or purchase of the Property. The Documentation presents a summary of certain information relating to the physical and other characteristics of the Property.

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If any information in connection with the Property, other than the information contained in this flyer, were provided at any time whatsoever orally or otherwise by the Vendor or the Agency, such information would be given as a service only without obligation nor guarantee as to their accuracy or completeness. A prospective purchaser should not rely solely on this information without conducting independent research or verification.

Offering process

After studying this Documentation made available to them, potential purchasers are invited to submit a proposal through the Agency. Proposals will be evaluated first on the offered price, method of payment, the potential acquirer’s ability to complete the transaction, timing and closing conditions.

The Vendor reserves the right to choose, at its sole discretion, the proposal deemed to be the best. According to its own criteria, the Vendor reserves the right not to select the proposal for which the amount offered is the highest as well as the right to reject all proposals if it determines that none are satisfactory.

It is agreed that the prospective purchaser will assume the costs related to the transaction including in particular: notary fees, cadastral operation fees (if necessary), costs of any additional environmental studies or soil or environmental remediation (if necessary), sales taxes (GST and QST), as well as transfer duties and registration fees at the Registry Office with a certified copy for the attention of the Vendor.

Interlocutor

All proposals should be addressed to Mr. Jean Pierre Gagnon.

Sale conditions

The Property, as well as all fixtures and fittings, will be sold on an “as-is, where-is” basis and without asking price. No commitment or warranty, express or implied, is made as to the titles, description, condition, costs, dimensions, resale value, compliance with the intended use, or their quantity or quality. In addition, without limiting the generality of the foregoing, any condition or guarantee, express or implied, provided for under the Québec Act respecting the sale of goods and services will not be applicable and must be subject to a waiver on the part of the purchaser.

Property visits

Potential buyers can make an appointment to visit the Property by contacting the Agency’s contacts at the telephone numbers indicated below. No visit or inspection of the Property will take place without prior arrangement with the Agency’s contacts.

Exclusive real estate agency

Any request for information, concerning the Property or relating to the content of this document, should be addressed as follows:

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