

For Sale

High-Density, Mixed-Use Development Site
Chomedey, Laval



376 - 390

Boul. Curé-Labelle, Laval

Alec Neely
Commercial Real Estate Broker
Neely.alec@outlook.com
514-928-2844

**ALPN**
IMMOBILIER INC.



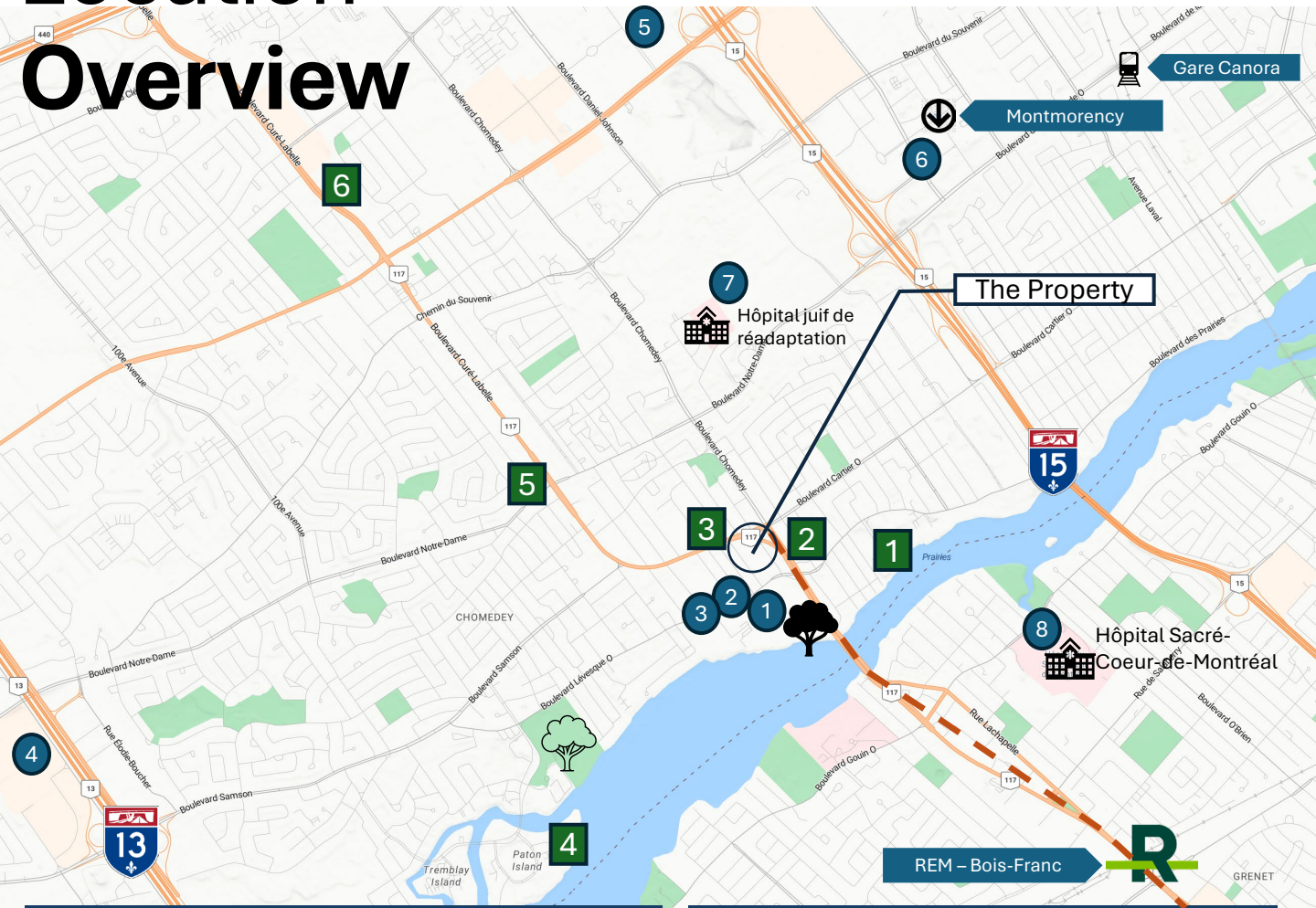
ALPN Realty (The “Advisor”) is pleased to offer the exclusive sale of 376-390 Boul. Curé-Labelle, Laval (the “Property”). Located directly on boulevard Curé-Labelle, this 57,990 sq. ft. site is perfectly positioned for a high-density mixed-use redevelopment in the rapidly intensifying area of Chomedey, Laval.

With easy access to major highways (15 & 13), numerous bus lines, Pont Lachapelle and the highly anticipated Bois-Franc REM station, this property ensures excellent connectivity and access to public transportation. During the development process, leverage the commercial asset to generate revenues throughout the planning and permitting stages.

Property Information		Income & Expenses	
Type	Commercial	Curent Gross Revenues	± \$169,000
Address	376 – 390 Boul. Curé-Labelle, Laval.	Vacancy SF	± 9,000 sq. ft.
Legal Description	1 637 670	Operating Expenses	± \$105,600
Gross Site Area	57,990 sq. ft.	Net Income	± \$63,400
Building Area	18,522 sq. ft.	Market Retail Rental Rate	\$ 22.50 Gross
Building Frontage	66.45 m 218 ft.	Potential Gross Revenue	± \$348,000
		Weighted Avg. Lease Term (WALT)	3.1 years
		<small>*derived from external sources and may contain errors or omissions.</small>	

Zoning Information			
Zoning	T6.2 – Centralité Urban	Greenspace Ratio (%). Min	25%
Uses	Mixed Use - H.1-4, C.1-7, I.1-4	Building Width (m). Max	85m
Number of Floors	8 floors	Front Margins (m). Max	3m
Height (m). Max	30m	Rear Margins (m). Min	6m
Implementation Rate (%). Max	85%	Lateral Margins (m). Min	3m
Parking Ratio. Min	0.55	PIIA	
Angular Plane (Degree). Max	45°	1. PIIA Bâtiment de grande ou moyenne hauteur	
		2. PIIA Grande Artères	
		3. PIIA Parvis	

Location Overview



Residential Development Projects

- 1 Équinoxe Lévesque – 202 units
- 2 Le Lucas – 97 units
- 3 Le 7cinq – 52 units
- 4 Île Paton – High Density Residential Node
- 5 Le Teck – 347 units
- 6 Via Bella – 78 units + 92 units

 *Proposed Orange Line - Metro Extension
*derived from external sources and may contain errors or omissions.

 Bois-Franc – REM Station

The Surrounding Area

- 1 École Saint-Maxime
- 2 École Saint-Paul
- 3 Centre Communautaire Jean-Paul Campeau & Centre de Formation des Adultes les Berges
- 4 Méga Centre Notre-Dame
- 5 Centropolis & CF Carrefour Laval
- 6 Place Bell, Espace Montmorency, Centre Laval, Quartier Laval
- 7 Hôpital juif de réadaptation
- 8 Hôpital Sacré-Cœur-de-Montréal
-  Berge des Cageux & Parc Saint-Maxime
-  Parc Berthiaume-du-Tremblay

Demographics



Rental Housing
44%



Pop. Chomeday
94,000
↑6.4% - (2016-2021)



Avg. Household Income
\$71,750



Bike Score
76



Walk Score
84



Bids & Form of Offer

Offer/bids must indicate the names of the ultimate beneficial owners and their respective interests. Prospective purchasers should note that the Vendor is under no obligation to respond to or accept any Offer to Purchase. The Vendor reserves the right to remove the Offering from the market and to alter the offering process described above and timing thereof, at its sole discretion.

Bid Date

Interested parties will be notified as and when a bid date is set. All bids MUST include the following at time of submission:

- Price
- Due Diligence Period
- Identification of Purchaser & Beneficial Owner(s)
- Proof of Funds, Acquisition or Financing Structure

Data Room

Detailed information has been assembled by Alec Neely and is available to prospective Purchasers. Access to the electronic data room will be provided upon receipt of an executed Confidentiality Agreement.



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Terms & Conditions

Prospective purchasers (the "Purchaser(s)") are urged to make their own review and inspection of the Property and the information relating thereto, and to rely on such review and inspection and not on this Confidential Offering Memorandum, Marketing Material and any other information or material contained herein or otherwise provided. This Confidential Offering Memorandum is subject to change in price or terms and other changes in the documents, statements and information contained herein or relating to the Property, and may be withdrawn at any time, all without notice or liability whatsoever.

In no event shall the delivery or receipt of this Confidential Offering Memorandum or Marketing Material be deemed to create any legal obligation to consummate any transaction in respect of the Property, and only a definitive agreement, signed by all parties, shall create a binding obligation to consummate any transaction.

The information contained in the Marketing Material is provided on a confidential basis for the sole purpose of enabling prospective purchasers to assess their interest in pursuing further discussions with respect to a possible transaction for the acquisition of the subject property (the "Property").

The information contained herein may not, under any circumstances, be photocopied or disclosed to any third party, in whole or in part, nor may it be used for any other purpose. In the event that the recipient of the Marketing Material does not wish to pursue discussions for a transaction, the Marketing Material or any other information or material provided by the Broker shall be returned to Alec Neely - ALPN Realty Inc. ("Broker" or the "Consultant").

Neither the Seller nor the Broker, nor any of their officers, directors, employees or agents, assumes any responsibility or shall be deemed to have made any representation or warranty, express or implied, by operation of law or otherwise, with respect to the Property, this Confidential Offering Memorandum or Marketing Material and any information or statements (including financial statements and forecasts) contained herein or relating thereto, including the accuracy or completeness of such information or statements, or as to the condition, quality or suitability of the Property. Such information and statements are, in many cases, derived from external sources, have not been tested or verified, and may contain errors or omissions.

Forecasts, in particular, are based on various assumptions and subjective analyses, as to which no warranty or assurance can be given. Without limiting the generality of the foregoing, in the event that this Confidential Offering Memorandum contains information relating to asbestos or any other hazardous or toxic material, with respect to the Property, such information shall not be construed as a warranty or representation of any kind, express or implied, by operation of law or otherwise, and by any party, as to the existence, absence or nature of such material in, under or about the Property.