

Newly Built Gas Station

Investment Opportunity

FOR SALE

200 PRIMEAU BOULEVARD, CHÂTEAUGUAY, QC





PROPERTY DETAILS



Construction Completed May 2023



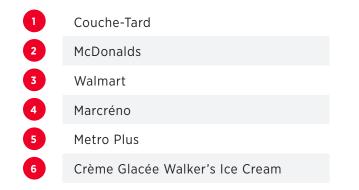
Legal Identification: Lot 6 107 286, Cadastre of Quebec.



Zoning: C-752, which authorizes commercial uses related to automobiles, retail sales and restaurants.

ontage	267' (Primeau Boulevard)
pth	106' (René-Lévesque Boulevard)
t Size	48,863 sq. ft.
tails	
Dépanneur Beau-Soir	2,972 sq. ft.
Car Wash	1,139 sq. ft.
Tim-Hortons	2,059 sq. ft.
Gas Station	8 gas pumps
NOI	\$310,624
Parking Spaces	32
inicipal Taxes (2023)	
nd Only	\$30,275.80
hool Taxes (2023)	
nd Only	\$1,707.68

RESTAURANTS & COMMERCES



PARKS & LEISURE

Fernard-Seguin Ecological Centre
Park Jean-Boyer
Park Alfred-Dorais

MAJOR TRANSPORTATION

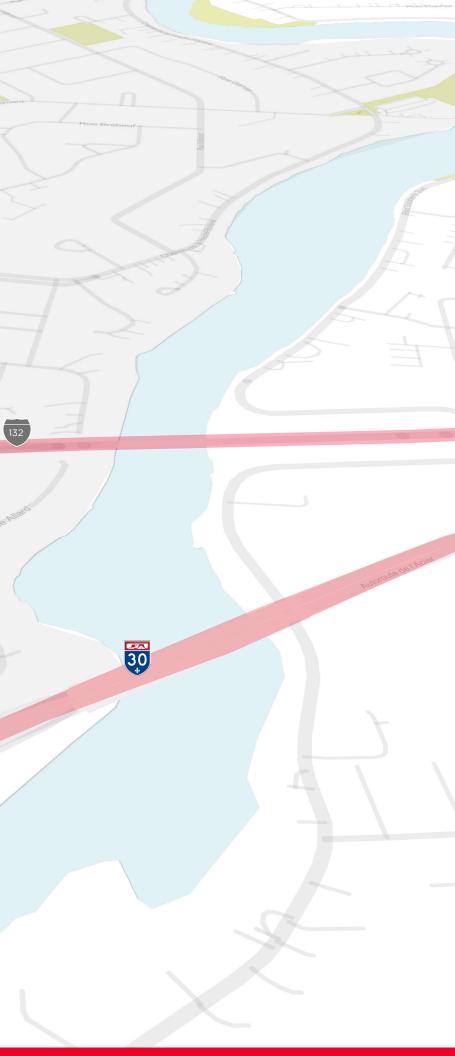
Highway 30
Road 132
Primeau Boulevard
Residential pockets

P 2 René-Lévesque Blvd. (rd 132) P (1) 2 CISSS de la Montérégie-Ouest 3 Louis-Philippe-Paré School

1 de l'Acier Highway (30)



4 Cushman & Wakefield National Capital Markets Group



LOCATION HIGHLIGHT

Gas station service centre in close proximity to Highway 30 on the South Shore of Montreal, and a 30-minute drive to downtown Montreal. Located in the growing municipality of Châteauguay, adjacent to established residential neighbourhoods, Walmart Supercentre, schools, hospital and sporting complex.

TRAFFIC COUNT



Rd. 132 approx. 10,000 cars per day



Highway 30 > 40,000 cars per day

POPULATION







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WITHIN 3 KM RADIUS







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\$80,255 Median Household Income



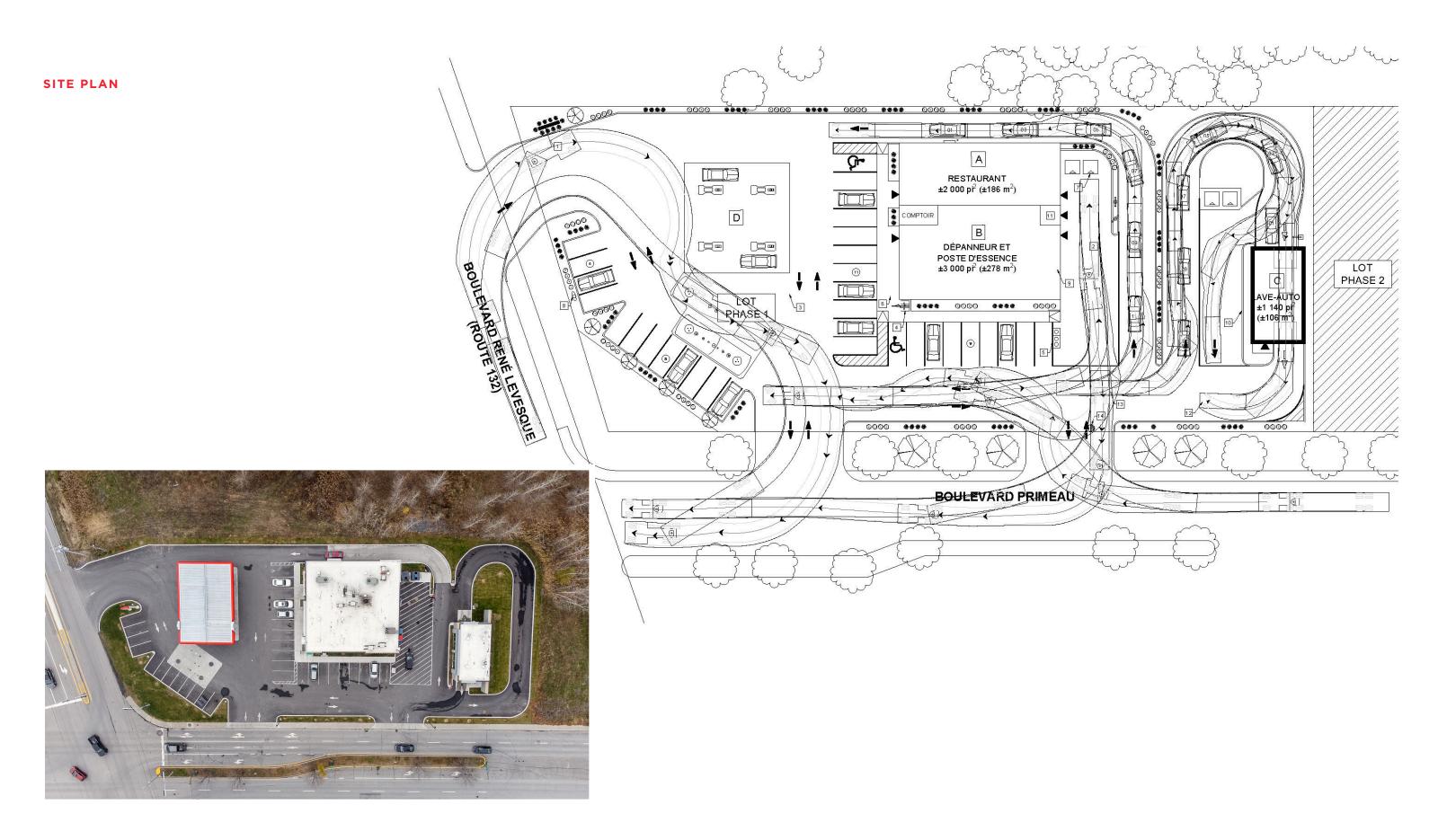
44 Median Age

GALLERY











CONTACT

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