

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.

Frontage	267' (Primeau Boulevard)
Depth	106' (René-Lévesque Boulevard)
Lot Size	48,863 sq. ft.
Details	
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
Municipal Taxes (2023)	
Land Only	\$30,275.80
School Taxes (2023)	
Land Only	\$1,707.68

RESTAURANTS & COMMERCES


- 1 Couche-Tard
- 2 McDonalds
- 3 Walmart
- 4 Marcréno
- 5 Metro Plus
- 6 Crème Glacée Walker's Ice Cream

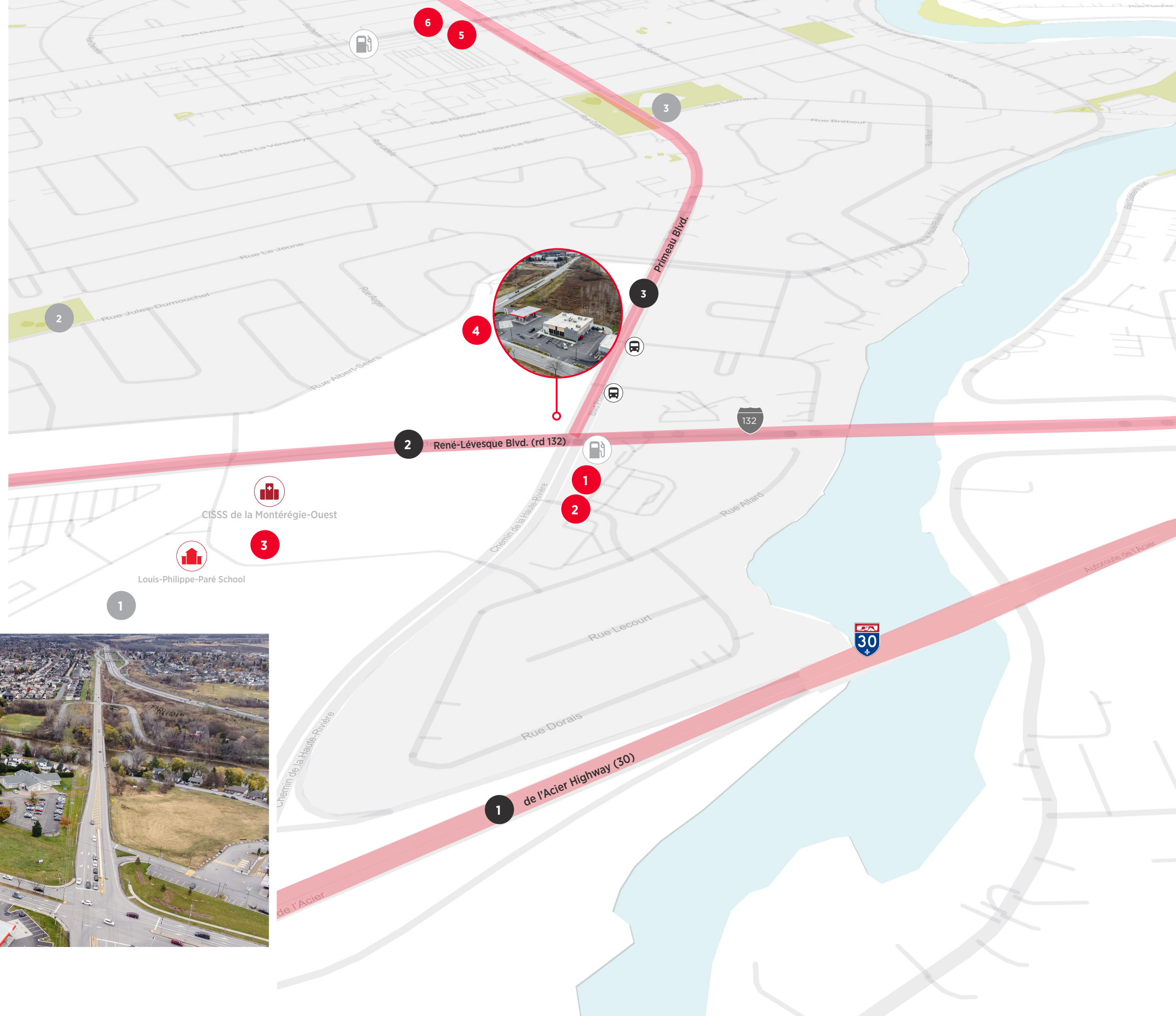
PARKS & LEISURE

- 1 Fernard-Seguin Ecological Centre
- 2 Park Jean-Boyer
- 3 Park Alfred-Dorais

MAJOR TRANSPORTATION

- 1 Highway 30
- 2 Road 132
- 3 Primeau Boulevard

 Residential pockets




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


 Châteauguay
50,815


 Mercier
14,626



WITHIN 3 KM RADIUS


35,742
Total Population

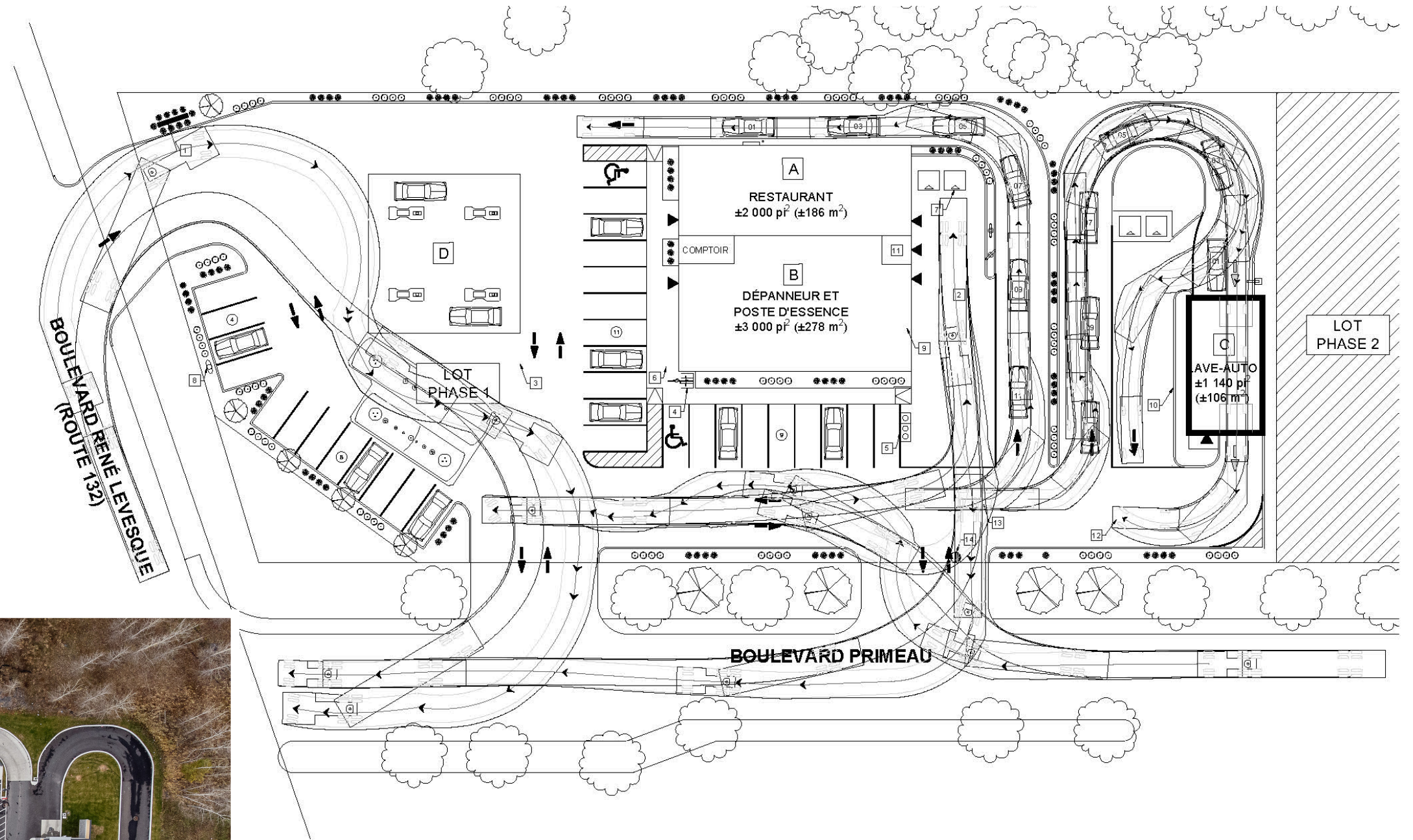

\$80,255
Median Household Income


44
Median Age

GALLERY



SITE PLAN





CONTACT

For additional information please contact the listing brokers.

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