



**For Sale**

**\$9,175,000**

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## 8480 Saint-Jacques Street Mirabel, Québec

Newly constructed investment opportunity.  
Fully leased, single-tenant building with a  
strong covenant tenant, Pharmaprix

### Property Features

- Sufficient exterior parking stalls
- Many municipal services and public utilities available in the area
- Great frontage and is easily accessible from Saint-Jacques Street
- Located in a well-established commercial and residential node
- Just over 15,250 SF of leasable area

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Accelerating success.

# Location

- 1 Comptoir D'Entraide Populaire Mirabel
- 2 SAQ-Mirabel - St-Augustin
- 3 Dollarama
- 4 Chevaliers de Colomb
- 5 Centre culturel Jean-Laurin
- 6 Centre de l'harmonie
- 7 Service d'incendie de Mirabel
- 8 Library De Mirabel Sector De Saint-Augustin
- 9 IGA Marché Girard St-Augustin inc.



8480 Saint-Jacques St



Premium Outlets  
Montréal  
13 min | 11 km



Laval  
18 min | 23 km  
Montréal  
27 min | 35 km



Bus Stop 243



Residential Area

## Lease Summary\*

<b>Tenant</b>	Shoppers Realty Inc.
<b>Trade Name</b>	Pharmaprix
<b>Rentable Area</b>	15,253 SF
<b>Term</b>	Fifteen (15) Years
<b>Commencement Date</b>	TBC - Tenant took possession on June 10, 2024, followed by a one hundred twenty (120) day Fixturing Period. Commencement is the earlier of the date of the Property opening for business or expiry of Fixturing Period (October 8, 2024).
<b>Expiry Date</b>	TBC (15 years following Commencement Date)
<b>Base Rent &amp; Rent Steps</b>	<p><b>Years 1 - 5:</b> \$33.00 per SF</p> <p><b>Years 6 - 10:</b> \$35.00 per SF</p> <p><b>Years 11 - 15:</b> \$37.00 per SF</p>
<b>Operating Cost Recovery</b>	Fully recoverable and budgeted for the 2024 period by the Vendor at \$2.55 per SF, with a 5% administrative fee.
<b>Realty Taxes Recovery</b> Fully recoverable	<p><b>Municipal Tax (2024 Actual):</b> \$22,094.77 (\$50,000 - 2024 Vendor Budget)</p> <p><b>School Tax (2023-2024 Actual):</b> \$1,259.71 (\$2,000 - 2023-2024 Vendor Budget)</p>
<b>Extension Options</b> 4 x 5-Year Extension Options	<p><b>First 5-Year Extension Option:</b> \$39.00 per SF</p> <p><b>Second, Third and Fourth Extension Option:</b> Rents to be negotiated, capped at a maximum increase of 10% per extension term, based upon fair market value to be negotiated by the parties based on premises similar in age, size, location, use and development type/tenant (after taking into account tenant's incentives, if any) on comparisons for renewals not based on new deal incentives and shall be subject to arbitration, all as set out in the Lease, in the event that the parties cannot reach an agreement.</p>

\* This lease summary is based on the "Letter of Intent" dated April 4, 2023. The Landlord and Tenant agree that this letter of intent shall be binding upon the parties until such time as Landlord and Tenant shall have executed a Lease pursuant to the terms and conditions hereof.

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## Property Overview

<b>Civic Address</b>	8480 Saint-Jacques Street
<b>Location</b>	Mirabel, Québec
<b>Cadastral Lot</b>	3 491 930
<b>Construction Year</b>	2024 (completed June 10, 2024)
<b>Site</b>	<b>Building Area</b> 15,253 SF
	<b>Land Area</b> 45,767 SF
<b>Parking</b>	48
<b>Zoning</b>	C 10-6
<b>Property Taxes (2024 Actuals)</b>	\$22,094.77
<b>Net Operating Income</b>	\$505,293

## Site Plan

