



**IDÉAL POUR PROPRIÉTAIRE OCCUPANT OU INVESTISSEUR EN COMMERCE DE DÉTAIL**  
**IDEAL FOR OWNER OCCUPANT OR RETAIL INVESTOR**  
**511-523 BOULEVARD DU CURÉ-LABELLE, LAVAL**

**FREDERICK NORMAND**

Courtier immobilier commercial  
514 442 8637  
f.normand@kw.com

**WILLIAM GAPIN**

Courtier immobilier commercial  
514 717 1671  
william.gapin@remax-quebec.com

**KELLER WILLIAMS COMMERCIAL**

9140 Boulevard Leduc, suite 230  
Brossard, Québec J4Y 0L2



# L'IMMEUBLE THE BUILDING

**SURFACE TOTALE DU BÂTIMENT | TOTAL BUILDING AREA**

34113 pi ca | sq. ft.

**SURFACE TOTALE DE LOCATION | TOTAL LEASING AREA**

+/- 33500 pi ca | sq. ft.

**SUPERFICIE TOTALE | TOTAL LAND AREA**

80496 pi ca | sq. ft.

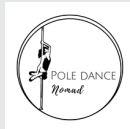
**PRIX | PRICE**

9 950 000 \$

## BOULEVARD DU CURÉ-LABELLE

VACANT

3599  
PI CA / SQ. FT.



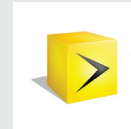
1529  
PI CA / SQ. FT.



3624  
PI CA / SQ. FT.

VACANT

11000  
PI CA / SQ. FT.



1673  
PI CA / SQ. FT.



4690  
PI CA / SQ. FT.



5810  
PI CA / SQ. FT.

# INTÉRIEUR INTERIOR



# INTÉRIEUR

---

# INTERIOR



# INTÉRIEUR

---

# INTERIOR



**OWNER OCCUPANT**  
**PROPRIÉTAIRE OCCUPANT**



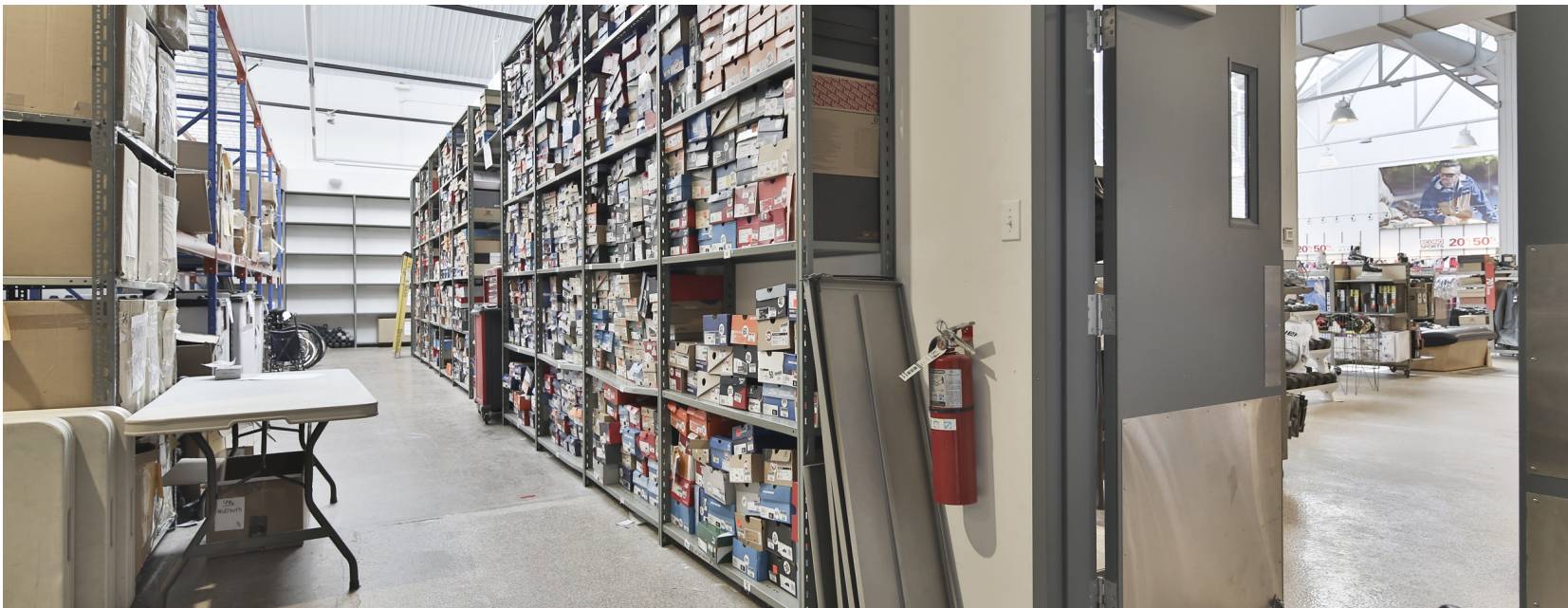
# OWNER OCCUPANT PROPRIÉTAIRE OCCUPANT



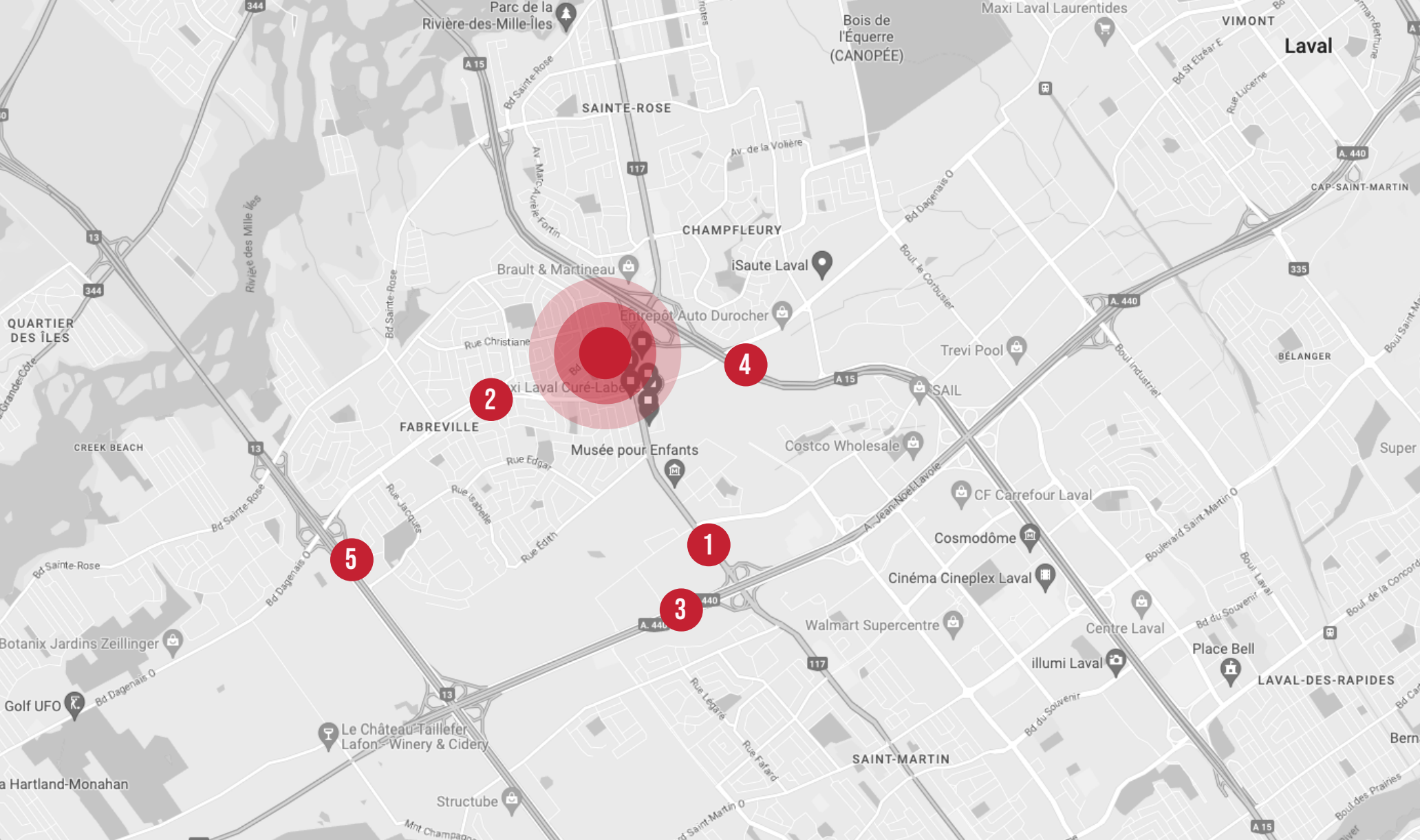
# OWNER OCCUPANT

---

# PROPRIÉTAIRE OCCUPANT



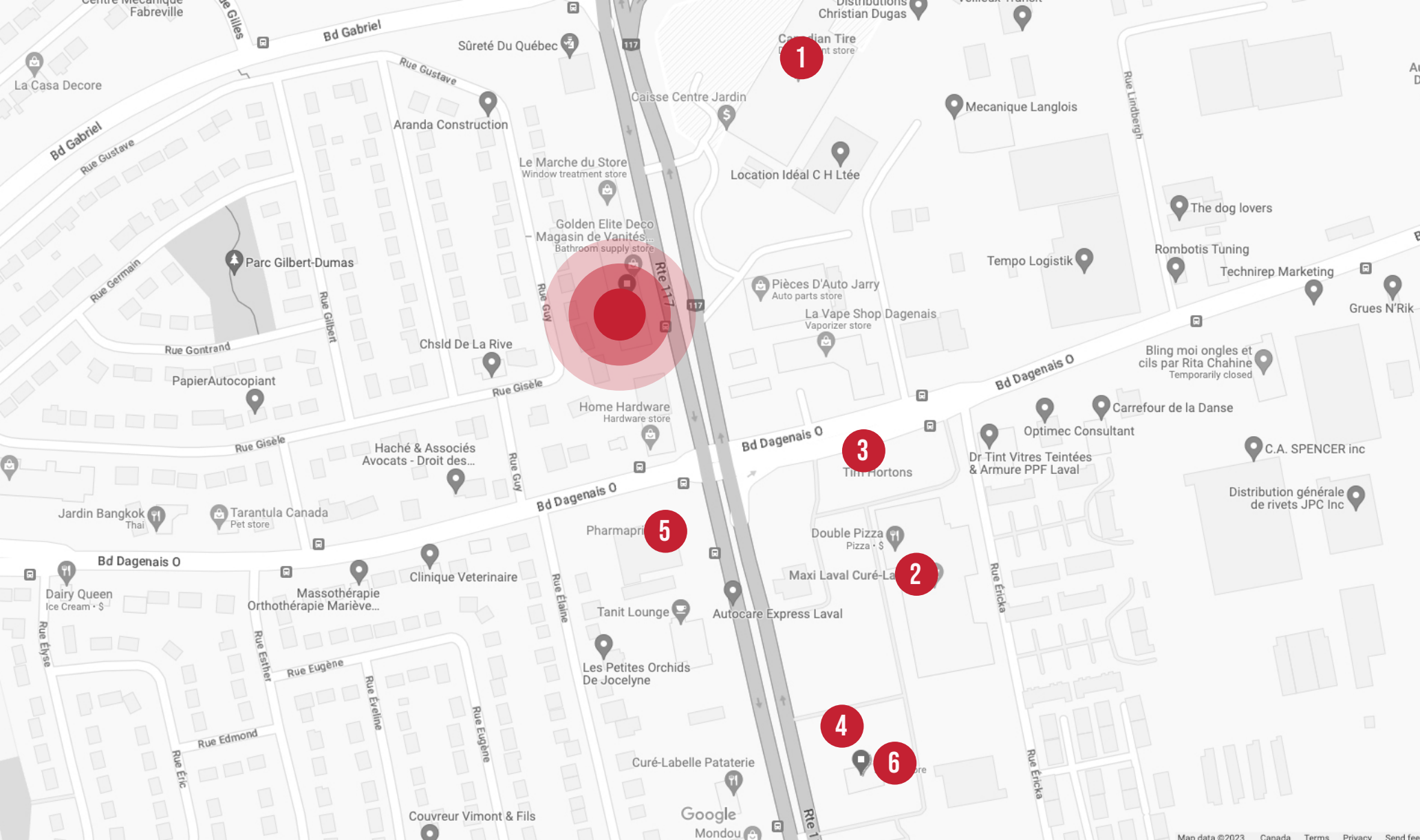




- 1 Boulevard Curé Labelle
- 2 Boulevard Dagenais Ouest
- 3 L'autoroute 440 relie Laval d'un bout à l'autre
- 4 L'autoroute 15 relie Montréal à la Rive-Nord (Blainville, St-Thérèse, Boisbriand, St-Jérôme, Mirabel, etc.)
- 5 L'autoroute 13 relie Montréal (Dorval, Lachine) à la Rive-Nord (Saint-Eustache, Deux-Montagnes, Oka, etc.)

- 1 Curé Labelle Boulevard
- 2 Dagenais Ouest Boulevard
- 3 Highway 440 connects Laval from end to end
- 4 Highway 15 connects Montreal to North Shore (Blainville, St-Thérèse, Boisbriand, St-Jérôme, Mirabel, etc.)
- 5 Highway 13 connects Montreal (Dorval, Lachine) to North Shore (Saint-Eustache, Deux-Montagnes, Oka, etc.)





- 1 Canadian Tire
- 2 Maxi
- 3 Tim Horton
- 4 Mcdonald
- 5 Pharmaprix
- 6 SAQ

