

# FOR SALE

HIGH-QUALITY COMMERCIAL ASSET

1070 CURÉ-LABELLE BOULEVARD, BLAINVILLE, QC

Marcus & Millichap

GRUPE MARIANI - DI GENNARO



**ADAMO MARIANI**

Real Estate Broker  
First Vice President, Investments  
adamo.mariani@marcusmillichap.com  
O 438.844.6520

**JESSE DI GENNARO**

Real Estate Broker  
First Vice President, Investments  
jesse.digennaro@marcusmillichap.com  
O 438.844.6521

**ROBERTO ROSELLI**

Real Estate Broker  
Vice President, Investments  
roberto.roselli@marcusmillichap.com  
O 438.844.6526

**PHILIPPE MOISAN**

Real Estate Broker  
Associate, Investments  
philippe.moisan@marcusmillichap.com  
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## INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present an exceptional opportunity to acquire a high-quality, 24,212 SF commercial property located at 1070 Curé-Labelle Boulevard in Blainville. This two-storey asset features three well-designed commercial suites and is anchored by Caisse populaire Desjardins, one of Quebec's leading financial institutions. Built in 2006, the property is ideally positioned in a thriving and well-established area, surrounded by high-traffic destinations such as Mirabel Premium Outlets, Blainville Smart Centre, and Domaine Vert Park, all of which contribute to strong local and visitor footfall. The area benefits from a dense mix of national retailers, local businesses, office spaces, and restaurants, creating a vibrant commercial ecosystem. Located along a major arterial road, the property enjoys excellent visibility and sustained traffic flow, further supported by the presence of stable, high-performing commercial tenants. Strategically situated on the North Shore, the site offers easy access via key regional highways

(15, 640, and 13), as well as multiple bus routes and commuter train services connecting Blainville to surrounding municipalities and the Greater Montreal area. The property also benefits from an expansive surface parking lot with 101 stalls, an increasingly rare and valuable amenity for tenants and customers alike. Surrounded by established residential neighborhoods, schools, and municipal services, this is a well-located and highly accessible property with long-term appeal.

**Stable, income-generating asset with long-term upside in one of Greater Montreal's fastest growing suburban markets.**

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## PROPERTY SPECIFICATIONS



Legal designation: 2 271 396



Land area: 61,531 SF (5,716 m<sup>2</sup>)



Year Built: 2006



Storeys: 2



Building area: 24,212 SF  
(Excluding Basement)



Parking: 101 Exterior Stalls



Frontage: 219' (66.8m)








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## HIGHLIGHTS

	<p>Built in 2006, the property has a clean and professional appearance.</p>
	<p>Anchored by Caisse Desjardins , one of Québec's most established and financially sound institutions, offering long-term stability.</p>
	<p>Located near key retail hubs including the Mirabel Premium Outlets and Blainville Smart Centre, alongside national retailers such as Jean Coutu, Maxi, and BMO.</p>
	<p>Excellent exposure with 219 feet of frontage along Curé-Labelle Boulevard, one of the North Shore's busiest commercial arteries.</p>
	<p>Over 100 outdoor parking spaces and multiple access points provide convenience for tenants and customers alike.</p>
	<p>Proximity to Highways 15, 13, 640 commuter train service, and regional airports makes the site easily accessible to both local and regional traffic.</p>



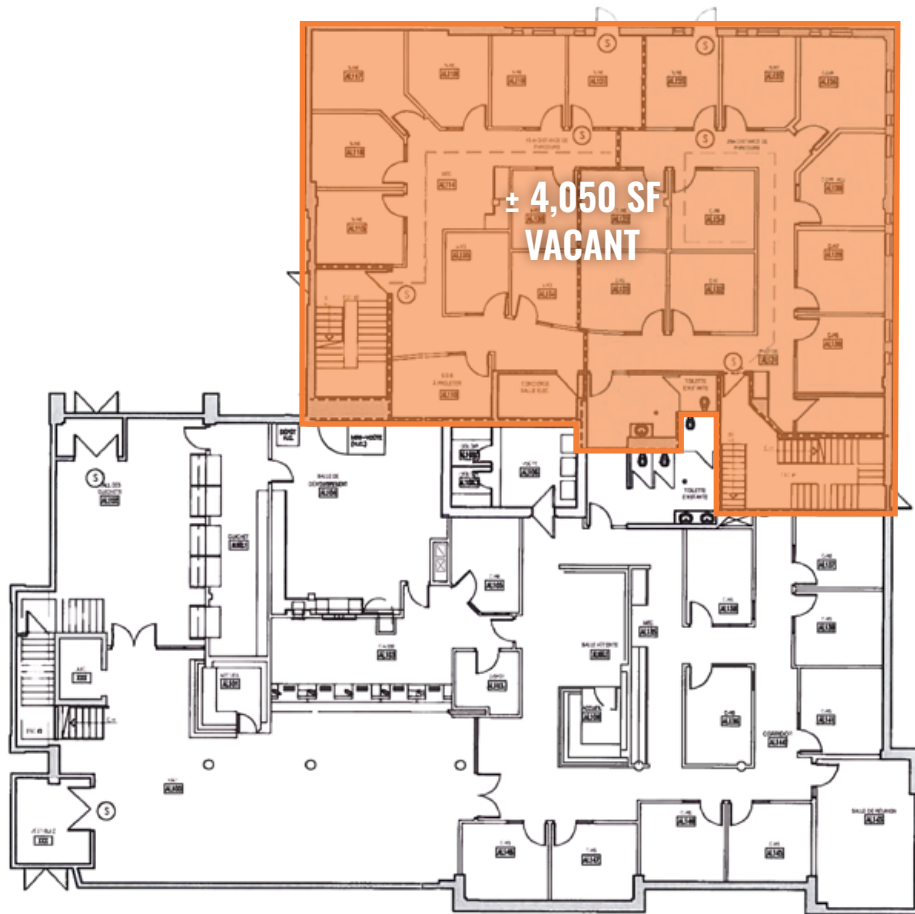
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BUILDING PLANS



GROUND FLOOR



SECOND FLOOR

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## SUMMARY OPERATING STATEMENT

<b>Rental Income</b>	<b>Current</b>	
Actual Rent	\$375,886	
Potential Rent	\$89,012	
<b>Total Rental Income</b>	<b>\$464,898</b>	
Expense Recovery	\$253,941	
<b>Potential Gross Revenue</b>	<b>\$744,867</b>	
Vacancy	(\$35,942)	5% vacancy constant applied
<b>Effective Gross Revenue</b>	<b>\$682,897</b>	
<b>OPERATING EXPENSES</b>	<b>Current</b>	<b>Expense Ratio</b>
Insurance	(\$7,852)	1.15%
Elevator Maintenance	(\$3,683)	0.54%
Property Tax	(\$131,281)	19.22%
School Tax	(\$5,812)	0.85%
Snow Removal	(\$16,513)	2.42%
Utilities	(\$82,532)	12.09%
Landscaping	(\$4,561)	0.67%
Parking and Outdoor Maintenance	(\$1,706)	0.25%
<b>Total Op. Expenses</b>	<b>(\$253,941)</b>	<b>37.19%</b>
<b>Net Operating Income</b>	<b>\$428,956</b>	

Notes:

Management and administrative fees not included in NOI of the property.

Current expenses expected to grow @2% per year.



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## LOCATION OVERVIEW



### COMMUTER RAIL

GARE BLAINVILLE – 5 MIN DRIVE  
GARE MIRABEL – 8 MIN DRIVE  
GARE SAINTE-THÉRÈSE – 12 MIN DRIVE  
GARE ROSEMÈRE – 16 MIN DRIVE  
GARE SAINTE-ROSE (LAVAL) – 20 MIN DRIVE



### WALK SCORE VERY WALKABLE

78



### BIKE SCORE VERY BIKEABLE

87

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## PROPERTY DETAILS

**Structure:** Concrete

**Framing:** Concrete, wood

**Exterior walls:** Concrete blocks and concrete plaster

**Roof Type:** Flat

**Windows:** Sliding and fixed, aluminium, commercial quality

**Flooring:** Ceramic tiles, carpet, laminated wood, painted concrete

**Walls:** Drywall

**Ceilings:** Suspended tiles, drywall

**Lighting:** Incandescent, halogen, fluorescent, LED

**Heat source:** Electricity

**Cooling & ventilation:** Central HVAC system for the whole building. Fans in bathrooms with external outlets

**Plumbing:** PVC and copper

**Electrical service:** The electrical room is located in the bank's space

**Elevator:** One

**Fire protection:** Fire alarm panel, smoke and heat detectors, fire extinguishers, hand-held alarm triggers, emergency lighting, sprinklers

**Security:**

Alarm system, camera system (inside and outside)

**On Site Landscaping:**

Standard, asphalt, concrete sidewalks



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PHOTO GALLERY



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PHOTO GALLERY



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## OFFERING PROCESS

Marcus & Millichap REIS Quebec Inc., (“Marcus & Millichap”) has been retained by the Vendor on an exclusive basis to arrange for the sale of the Property located at 1070 Curé-Labelle Boulevard in Blainville, QC.

### **The Property includes:**

Lot 2 271 396, Montreal, Quebec (the “Property” or “Asset”)

### **Contents & Indemnification**

This marketing flyer (the “Flyer”) has been prepared by the Advisor and is being delivered to prospective purchasers to assist them in establishing their interest in acquiring the Property. This Flyer does not purport to be all-inclusive or to contain all the information that a prospective purchaser may require in deciding whether or not to purchase this Property. This Flyer is for information and discussion purposes only, and does not constitute an offer to sell, or the solicitation of any offer to buy the subject Property. The Flyer provides information relating to certain physical, locational, zoning and site characteristics of the subject Property. The information upon which this Flyer is based has been obtained from various sources considered reliable. Neither the Vendor nor the Advisor make any representations, declarations or warranties, expressed or implied, as to the accuracy or completeness of the information or statements contained herein or otherwise, and such information or statements should not be relied upon by prospective purchasers without independent investigation and verification. The Vendor and the Advisor expressly disclaim any and all liability for any errors or omissions in the Flyer or any other written or oral communication transmitted or made available to prospective purchasers.

If any information related to the offering, in addition to the information provided in the Flyer, is provided at any time, orally or otherwise, by the Vendor or the Advisor, such information is provided as a convenience only, without representation or warranty as to its accuracy or completeness and such information should not be relied upon by prospective purchasers without independent investigation and verification.

### **Confidentiality**

By receipt of this Flyer, the recipient agrees that this document and its contents are confidential; that it will hold and treat it in the strictest of confidence; that it will not, directly or indirectly, disclose this document or its contents to any firm or entity without the Advisor’s prior written consent and that it will not use or permit this document to be used in any manner detrimental to the interests of the Vendor, its Advisor or their affiliates.

This document is not to be reproduced, in whole or in part, without the prior written consent of the Advisor. The terms and conditions in this section will relate to all of the sections of this Flyer as if stated independently therein.

### **Due Diligence**

Interested parties are invited to inspect the Property and review pre-due diligence documentation, prior to submission of any offer. Property inspections may be arranged by appointment through the Advisor.

### **Submission Guidelines**

Submissions will be evaluated primarily on the following:

- consideration offered for the property,
- method of payment of the consideration,
- prospective purchaser’s ability to complete the transaction,
- form of offer, and
- proposed date and conditions of closing.

Prospective purchasers should note that the Vendor is under no obligation to respond to or accept any submission for the Property. The Vendor reserves the right to remove the Property from the market and to alter the process described above and timing thereof, at its sole discretion.

### **Condition of Sale**

The Property and all fixtures, chattels and equipment included with the Property are to be purchased on an “as is, where is” basis and there is no warranty, expressed or implied, as to title, description, condition, cost, size, merchantability, fitness for purpose, quantity or quality thereof. Any information related to the Property which has been or may be obtained from the Vendor, the Advisor or any other person, by a prospective purchaser, will have been provided solely for the convenience of the prospective purchaser and will not be warranted to be accurate or complete and will not form part of the terms of an Agreement of Purchase & Sale.

### **Offering Price**

**\$6,900,000**

### **Exclusive Representation**

All inquiries regarding the Property or any information contained in this Flyer, should be directed to the Advisor on behalf of the Vendor.

# FOR MORE INFORMATION

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**Marcus & Millichap REIS Inc.**  
1 Place Ville-Marie Suite 1082,  
Montréal, Québec H3B 4S6

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