

CHARLY & CO.

m

675 BLVD.
SAMSON, LAVAL

LE 675 SAMSON

Strategic location, timeless curb appeal, and an exceptional opportunity. Perfectly suited for owner-occupants.

DISCLAIMER

The details in this Offering Memorandum are confidential and provided solely to enable interested parties to determine if they wish to engage in further discussions about a potential transaction to acquire the subject property (the “Property”). The contents here must not be photocopied, shared with any other party, or used for any purpose other than evaluation. Should the recipient decide not to pursue the transaction, this Offering Memorandum must be returned to Charly Aoudé. The cover image is for illustrative purposes only. Neither the Owner nor Charly Aoudé assumes any liability or offers any express or implied warranties or representations—whether by law or otherwise—regarding the Property or the contents of this Offering Memorandum, including all information, financial statements, projections, or any related statements concerning the Property’s accuracy, completeness, condition, quality, or suitability. Much of the information provided has been sourced externally, remains unverified, and may contain errors or omissions. Projections, in particular, are based on various assumptions and subjective judgments that cannot be guaranteed. Moreover, if this Offering Memorandum includes any data about asbestos or other hazardous materials associated with the Property, such information should not be interpreted as creating any express or implied warranties or representations about the presence, absence, or nature of these materials. Prospective investors are strongly encouraged to conduct their own due diligence, inspections, and examinations of the Property and all related information, rather than relying solely on the contents of this Offering Memorandum or any other materials provided. The sole party authorized to act as the Owner’s broker is Charly Aoudé; the Owner is not obligated to pay fees or commissions to any other advisor, broker, or representative. Any party that enters into a transaction with the Owner is responsible for any fees or commissions owed to advisors, brokers, or representatives other than Charly Aoudé. This Offering Memorandum is subject to changes such as prior sale or lease, modifications in price or terms, or other alterations to the provided materials, statements, or Property-related information, and may be withdrawn at any time without notice or liability. The delivery or receipt of this Offering Memorandum does not create any legal obligation to complete any transaction related to the Property, and only a final, signed agreement by all parties will constitute a binding commitment.

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EXECUTIVE SUMMARY



CHARLY & CO.

A CHARMING PROPERTY IN THE SOUGHT-AFTER SAINTE-DOROTHÉE AREA OF LAVAL

Asking Price | \$1,200,000

This commercial property offers a rare opportunity for investors and owner-occupants seeking a strategic, highly accessible location. Built in 2002, it stands out with its charming façade and strong professional curb appeal, creating a welcoming environment suited to a variety of uses, including professional offices, medical clinics, dental practices, wellness clinics, daycare, retail store and more. Ideally located just minutes from Autoroute 13, the property benefits from excellent connectivity and easy access for both clients and staff. The addition of 8 on-site parking spaces further enhances convenience and supports efficient day-to-day operations. An outstanding opportunity to establish or grow your business in a thriving neighbourhood known for its strong demographics and continued growth



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KEY FEATURES



ADDRESSE	75 Boul. Samson, Laval (Sainte-Dorothée) H7X 4C7
CONSTRUCTION YEAR	2022
TYPE	Commerical (Retail/Office)
LOT NUMBER	Lot 1 850 608 (Cadastre du Québec)
LAND SIZE	9,773 SF (907,94 m2)
BUILDING SIZE	Main Floor: 2,240 SF 2 nd FLOOR: 1,800 SF Total: 4,040 SF
ENERGY	Electrical -r
STORIES	3 + Full height basement
FOUNDATION	Concrete slab on ground
ROOF	Galvanized steel
ENVIRONMENTAL STUDY	Phase 1 (2011/7)
PARKING	8 Driveway

PROPERTY AMENITIES	Central air conditioning
	Fire detector (connected)
	Electrical input (220 amps)
	Signs allowed
	Central vacuum cleaner system installation
	Door height (6 feet), Doors (3),
	Outside storage
	Central heat pump (x3)
	Alarm system

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FINANCIAL OVERVIEW



OCCUPANCY OPPORTUNITY

The entire leasable space can be delivered vacant upon sale, offering the buyer the flexibility to achieve 100% occupancy if desired. Alternatively, selected existing tenancies may be maintained, with the possibility of lease assignments subject to mutual agreement and confirmation.

Preferred Signing Date | 120 days following acceptance of an offer.

Preferred Occupancy Date | 60 days following the waiver of all conditions.



RENT PROJECTIONS

LEASABLE AREA (4040 SF)	\$22.25/SF
Additional Rent (OPEX)	\$7.17 / SF
EXPENSES	—
INSURANCE	4131.36\$
MUNICIPAL TAX	\$19,893.31
SCHOLAR TAX	\$541

PROJECTED INCOME

PROJECTED GROSS INCOME	\$89,890.00 (Annual)
PROJECTED TOTAL EXPENSES (Normalized)	\$34,424.00 (Annual)
PROJECTED NET INCOME	\$74,915.00 (Annual)

*As per evaluation report (2026)

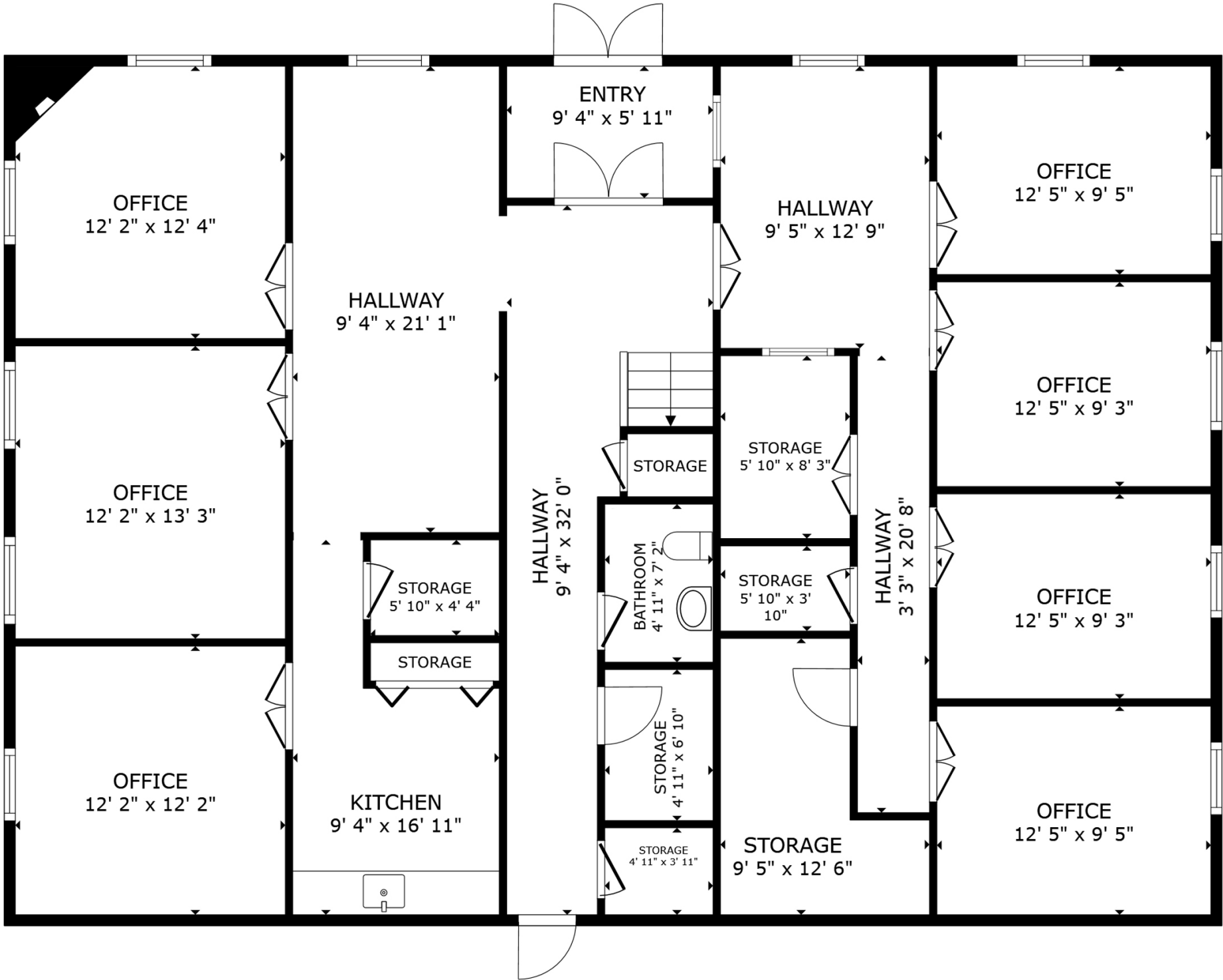
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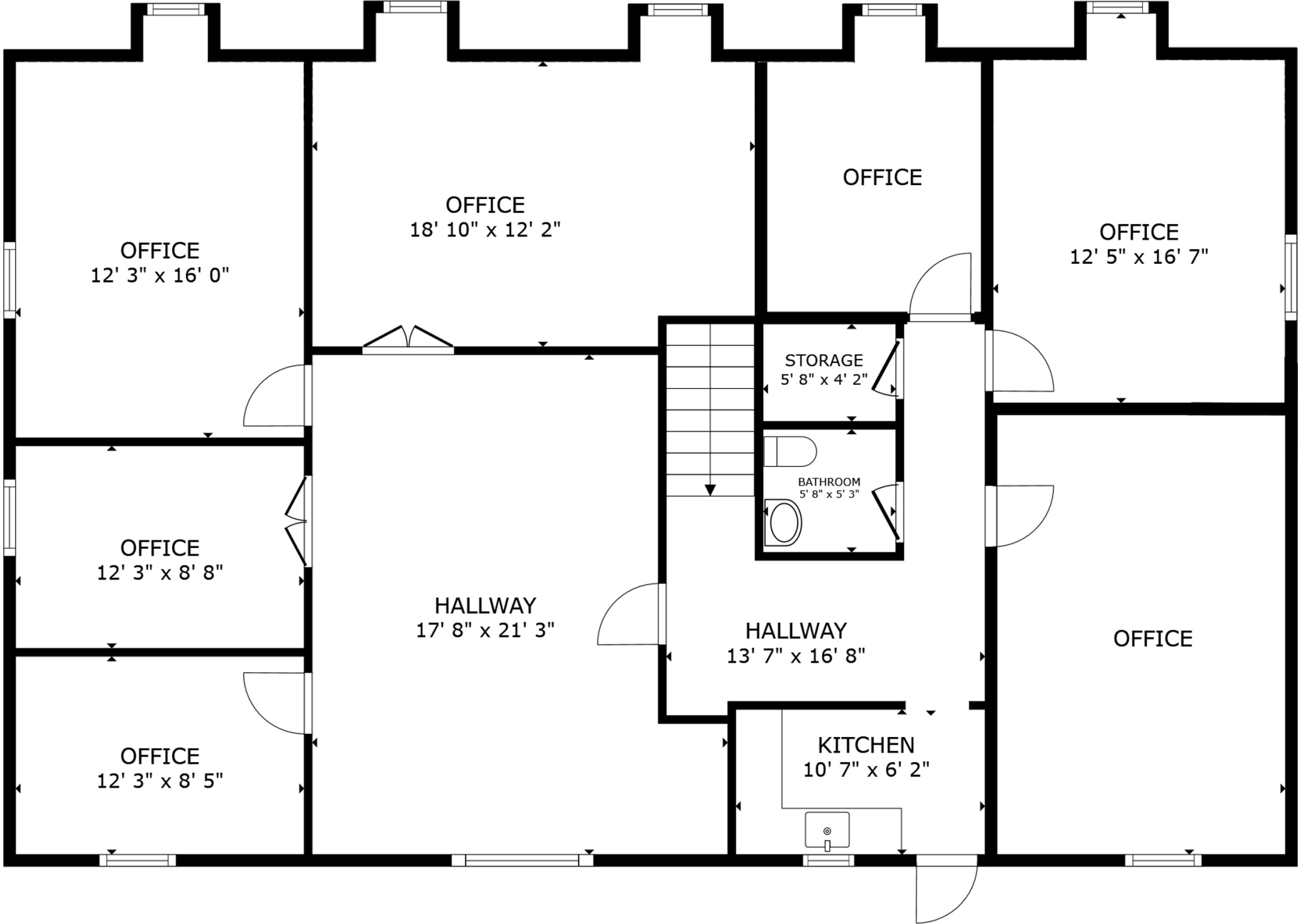
FLOOR PLANS

An outstanding opportunity to establish or grow your business in a thriving neighbourhood. Ideal for a variety of uses, including professional offices, medical clinics, dental practices, wellness clinics, daycare, retail store and more.

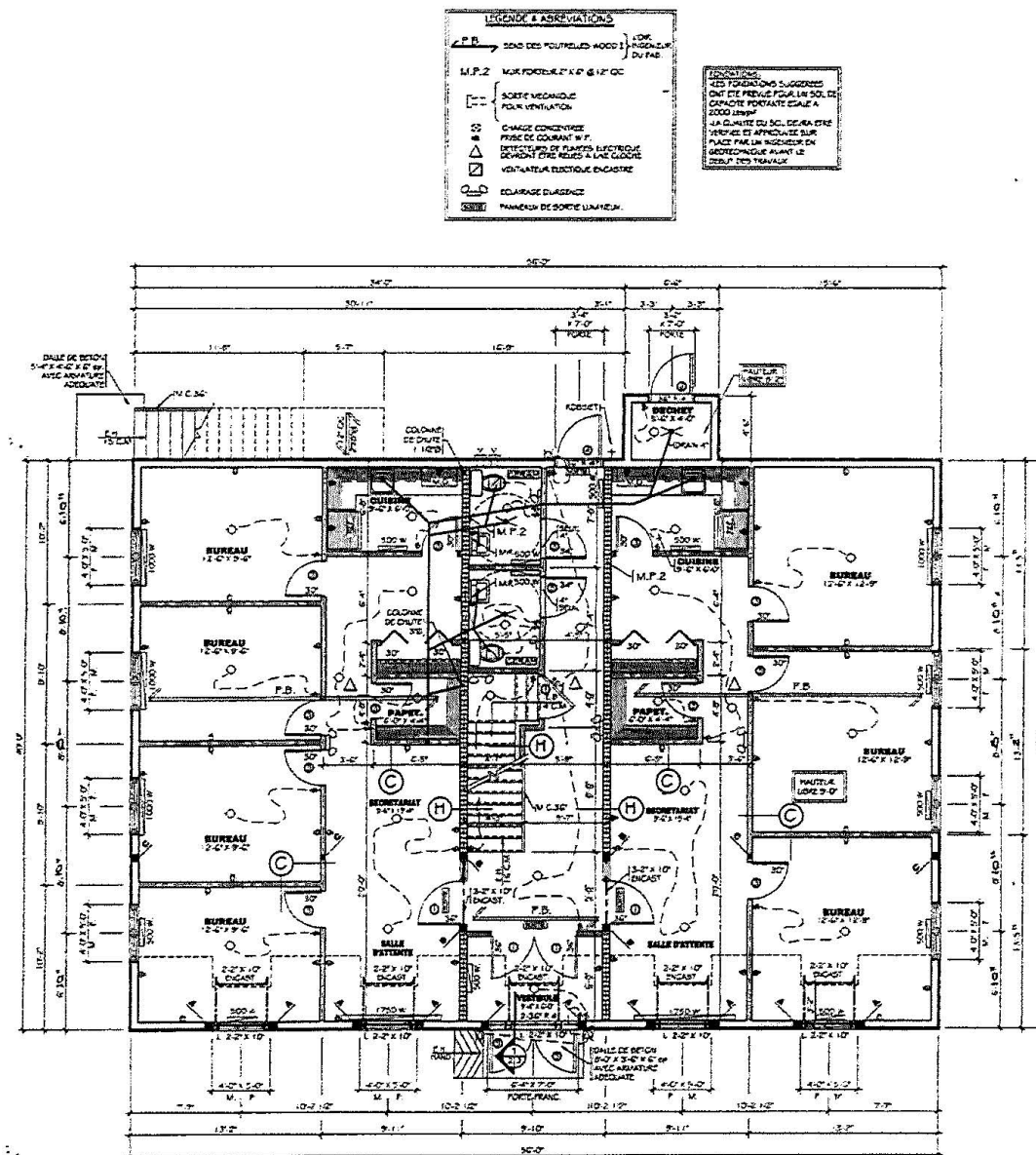
MAIN FLOOR



SECOND FLOOR



BUILDING ELEVATION CONSTRUCTION PLAN



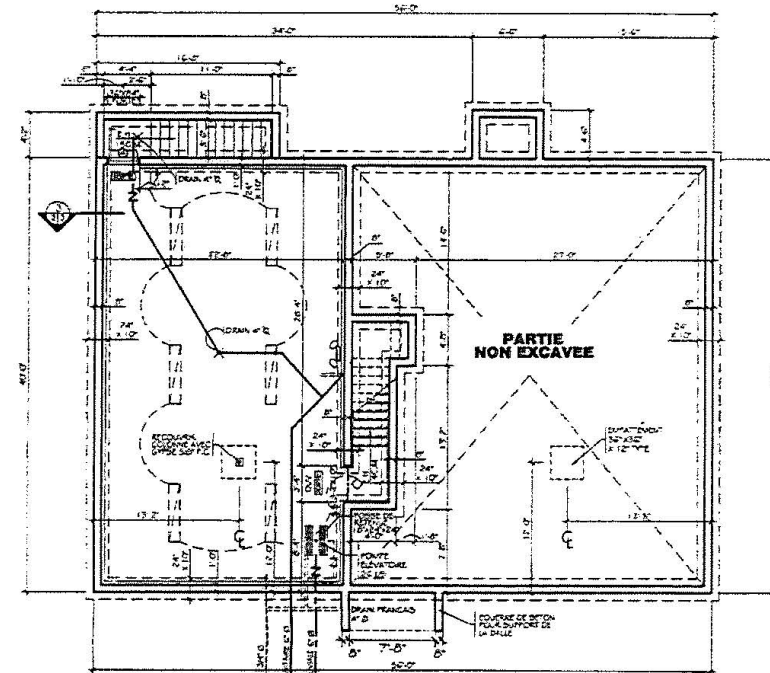
PLAN DU REZ-DE-CHAUSSEE
2240 pf

LEGENDE & ABBREVIATIONS

- P.F. → SOUS DES FOURNELLES AVEC 1" DE M.P.2
- M.P.2 → MUR PORTANT 1/2" @ 17" OC
- — — → SOITE MECANIQUE POUR VENTILATION
- — — → CHARGE CONCENTREE
- — — → PRISE DE COURANT W.P.
- — — → DEFENSEUR DE PLAFOND ELECTRIQUE DOIVANT ETRE REVIS A LA CLASSE
- — — → VOLANTURE ELECTRIQUE ENCASTRE
- — — → ECLAIRAGE ENCASTRE
- — — → PANNEAU DE SORTIE LUMINEUX

REMARKS

- LES FONDATIONS SUGGEREES ONT ETÉ PRENEES EN CONSIDERATION POUR ETRE EGALES A 2000 LBS/PI
- LA QUANTITE DU SOL, DE LA CIMENT ET LE REINFORCING DOIVENT ETRE REVISER PAR UN INGENIEUR EN GEOTECHNIQUE AVANT LE DEBUT DES TRAVAUX.



PLAN DE FONDATION
Echelle: 3/16" = 1'-0"

TAB DES COLONNES

NUMERO	SECTION	HAUTEUR
A	12' x 12'	10' 0"
B	12' x 12'	10' 0"
C	12' x 12'	10' 0"

NIVEAUX DE SOL

ALCANTARAS EN CIMENT

DE 0'-0" A 4'-0" = 1'-0" P.P. A 4'-0" ET PLUS DE 4'-0" = 1'-0" P.P. A 4'-0" SAUF AUN ENCRETS ROUGES

NOTES GENERALES :

LE CONSTRUCTEUR DEBUTERA LES TRAVAUX DE FONDATION AINSI QUE LES TRAVAUX DE MUR ET DE PLAFOND AINSI QUE LES TRAVAUX DE SOL, DE LA CIMENT ET LE REINFORCING DOIVENT ETRE REVISER PAR UN INGENIEUR EN GEOTECHNIQUE AVANT LE DEBUT DES TRAVAUX.

LA CONSTRUCTION DE CE BÂTIMENT DEVIRA SE CONFORMER AU CODE NATIONAL DE BÂTIMENT ET AU REGLEMENT DE CONSTRUCTION MUNICIPAL, REG. 43.001 ET 43.002.

ARCHITECTE: GUY G. DURE
TEL: 514-733-1155

PROJET: LOCAL
06-24-02

CLIENT :
CONSTRUCTION CHRYX INC.

VILLE DE LAVAL:
APPROUVE PAR LE SERVICE DE L'URBANISME
PROJET: BUREAU DE TRAVAIL

COMMERCIAL LE:
CHRYX INC.
CHRYX INC.
DIRECTEUR DE SERVICE

TITRE :
PLAN DE FONDATION
ET DU REZ-DE-CHAUSSEE

ECHELLE: 1/4" = 1'-0"

DATE: 04-02-02

DOSSIER: 02-09

Ce plan du RDC a été modifié
au fil des années.

VILLE DE LAVAL
VÉRIFIÉ
23 AOÛT 2002
SERVICE DE L'URBANISME

CHARLY & CO.

675 Blvd. Samson, Laval



LOCATION OVERVIEW

675 Blvd. Samson

Boul. Samson

CHSLD Ste-Dorothee

Autoroute 13



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OFFERING GUIDELINES



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EXCLUSIVE BROKER

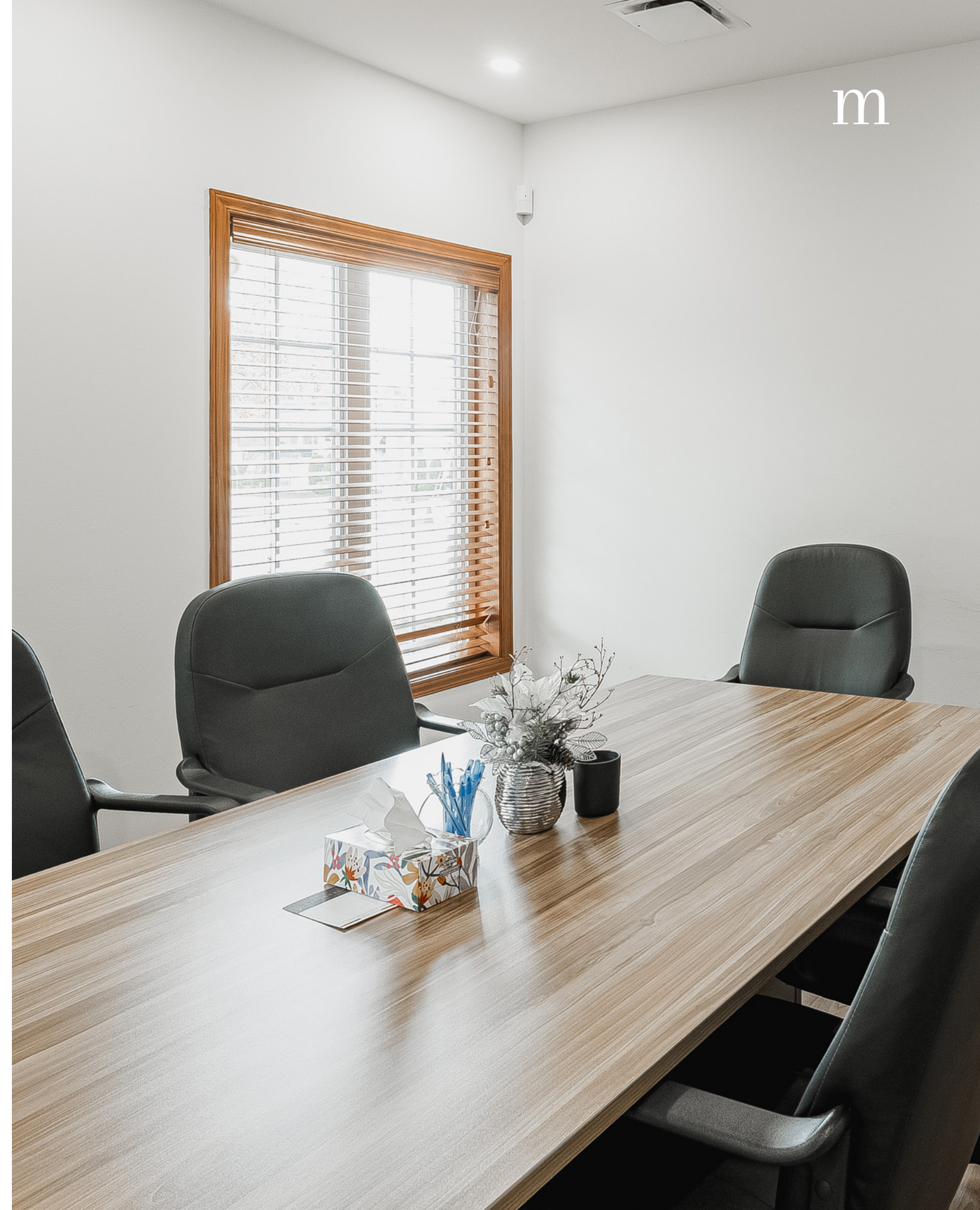
The Broker is acting solely as agent for the Vendor and not as agent for the purchaser. All inquiries regarding the Property including all submissions or any information contained in this OM should be directed to the Broker on behalf of the Vendor. Visits of the Property can only be made with the Broker by appointment.

Based on information contained in this OM and other information that may be made available upon request, interested parties are invited to submit an Offer to Purchase that addresses the requirements outlined under "Offering Guidelines". The Vendor and Charly Aoudé Inc. (M Real Estate) will consider offers via general mail/courier or electronically to the following address:

Attn: Charly Aoudé, 1451 Rue Drummond, Montréal, Québec H3G 1W3

CAOUDE@CHARLYCO.COM

INFO@CHARLYCO.COM

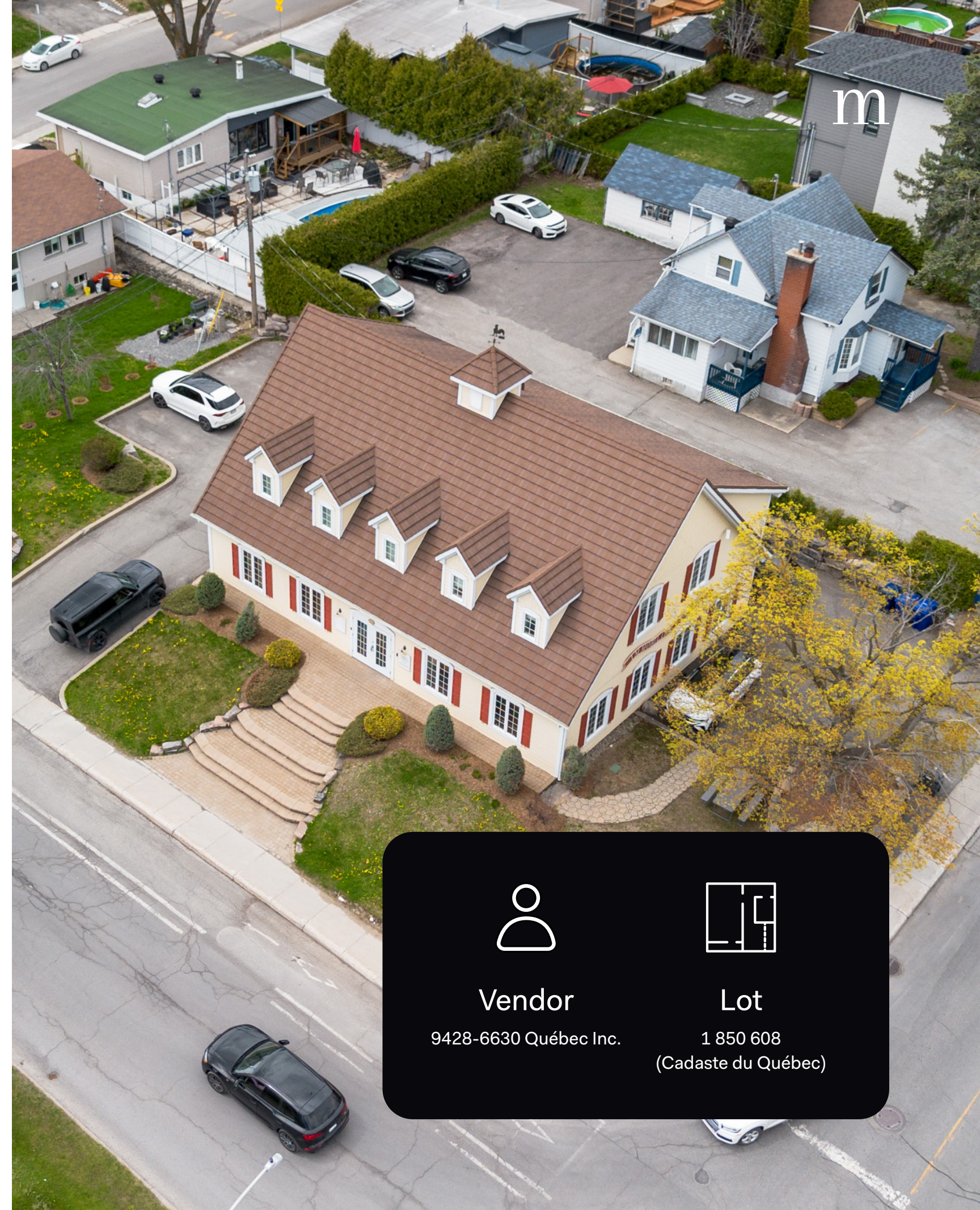


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CONDITIONS OF SALE

The Vendor reserves the right to remove the Offering from the market and to alter the offering process described above and timing thereof, at its sole discretion. The Property and all fixtures, chattels and equipment included are to be purchased on an “as is, where is” basis and there is no warranty, express or implied, as to title, description, condition, cost, size, merchantability, fitness for purpose, quantity or quality thereof and without limiting the foregoing, any and all conditions or warranties expressed or implied will not apply and are to be waived by the purchaser. Any information related to the Property which has been or will be obtained from the Vendor or the Advisor or any other person, by a prospective purchaser, has been prepared and 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 and sale.

Sale without legal warranty of quality, at the buyer's risk and peril.



Vendor

9428-6630 Québec Inc.



Lot

1 850 608
(Cadaste du Québec)

CHARLY AOUDE

Commercial Real Estate Broker

514 707 7631

caoude@charlyco.com

M SUR DRUMMOND

1451 Rue Drummond,
Montreal, QC H3G 1W3

CHARLYCO.COM

@charyco.re

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