



**FOR SALE
FOR LEASE**

96, boul. du Curé-Labelle,
Sainte-Thérèse

\$799,000

\$3,990 net/month

**Commercial building of approximately 1,500 sq. ft.
Located on a 7,500 sq. ft. lot**

Sylvain Dupré

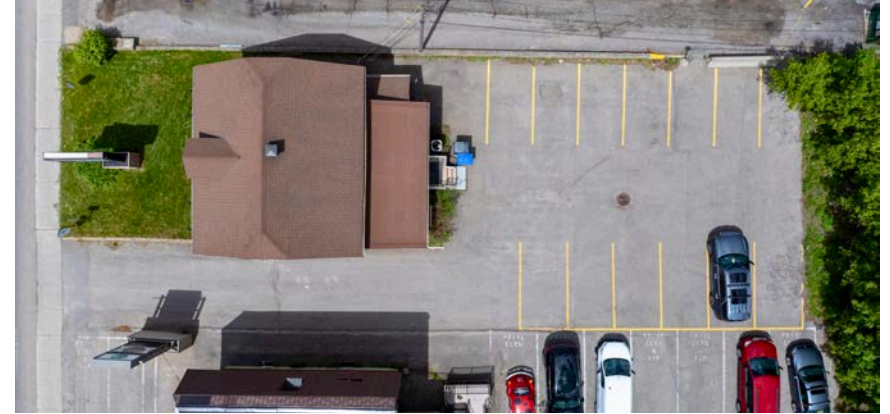
Real Estate Broker Commercial | Industrial

514.910.9376 | vendu@sylvaindupre.com | sylvaindupre.com

 ROYAL LEPAGE^{MD}
COMMERCIAL^{MC}

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INFORMATIONS



2024 ASSESSMENT ROLL

• Land:	252 300 \$
• Building:	238 600 \$
TOTAL	490 900 \$

2026 PROPERTY TAXES

• Municipal taxes:	10 653 \$
• School taxes:	300 \$
TOTAL	10 953 \$

Lot number:	3,006,752
Zoning:	Commercial
Year built:	1957
Gross floor area:	±1,500 sq. ft.
Lot size:	7,500 sq. ft.
Building footprint:	±990 sq. ft.
Electrical service:	200 amps
Number of storeys:	2
Closing date:	30 days

EXCLUDED FROM SALE

- EQUIPMENT AND APPLIANCES USED IN THE OPERATION OF THE BUSINESS
- INVENTORY AND PERSONAL BELONGINGS

EXCLUDED FROM LEASE

ADDITIONAL EXPENSES TO BE DISCUSSED

HIGHLIGHTS

- Property very well maintained over the years
- Strategic location on Curé-Labelle Boulevard
- Excellent visibility and high daily traffic
- 14 parking spaces
- Easy access for customers and employees
- Potential to add residential units and build up to three storeys

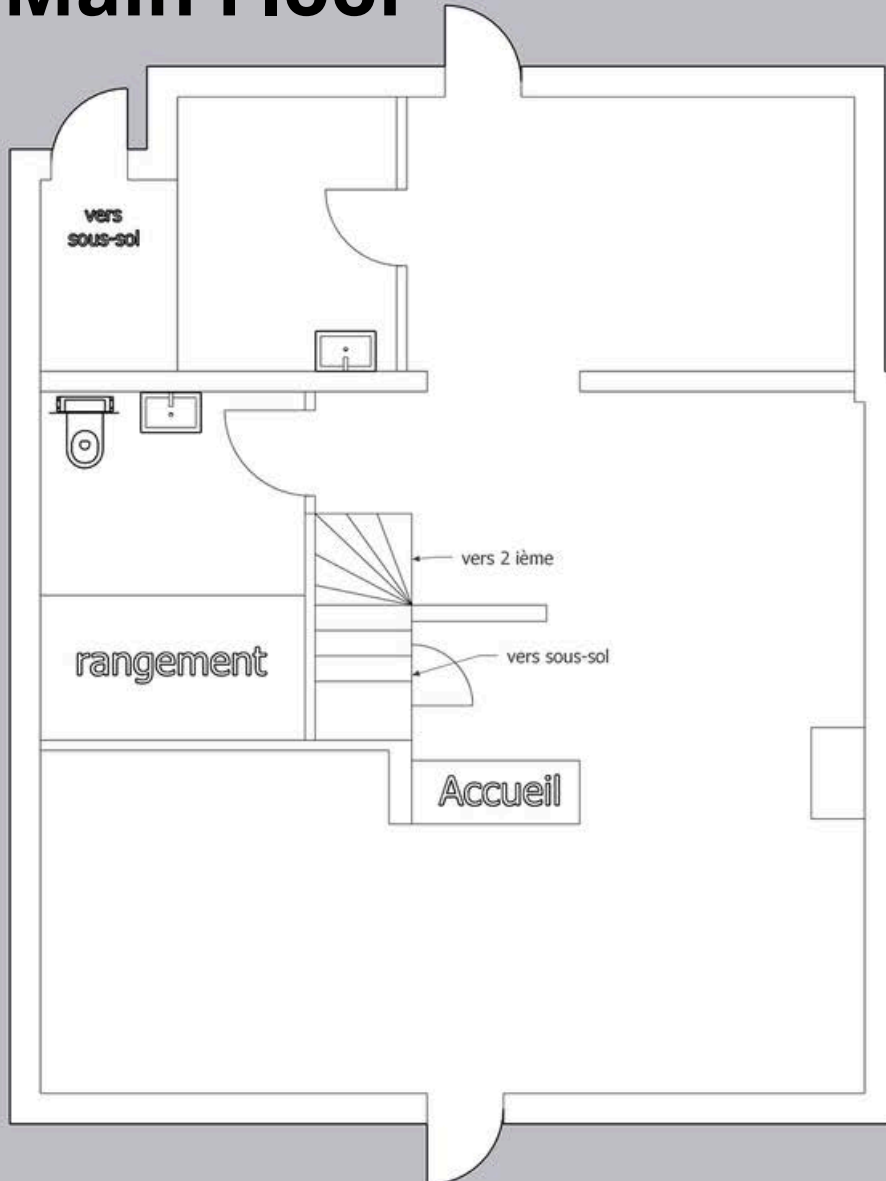


IDEAL FOR PROFESSIONAL OFFICES, SERVICE BUSINESSES, OR RETAIL USE
RARE OPPORTUNITY IN A SOUGHT-AFTER AREA

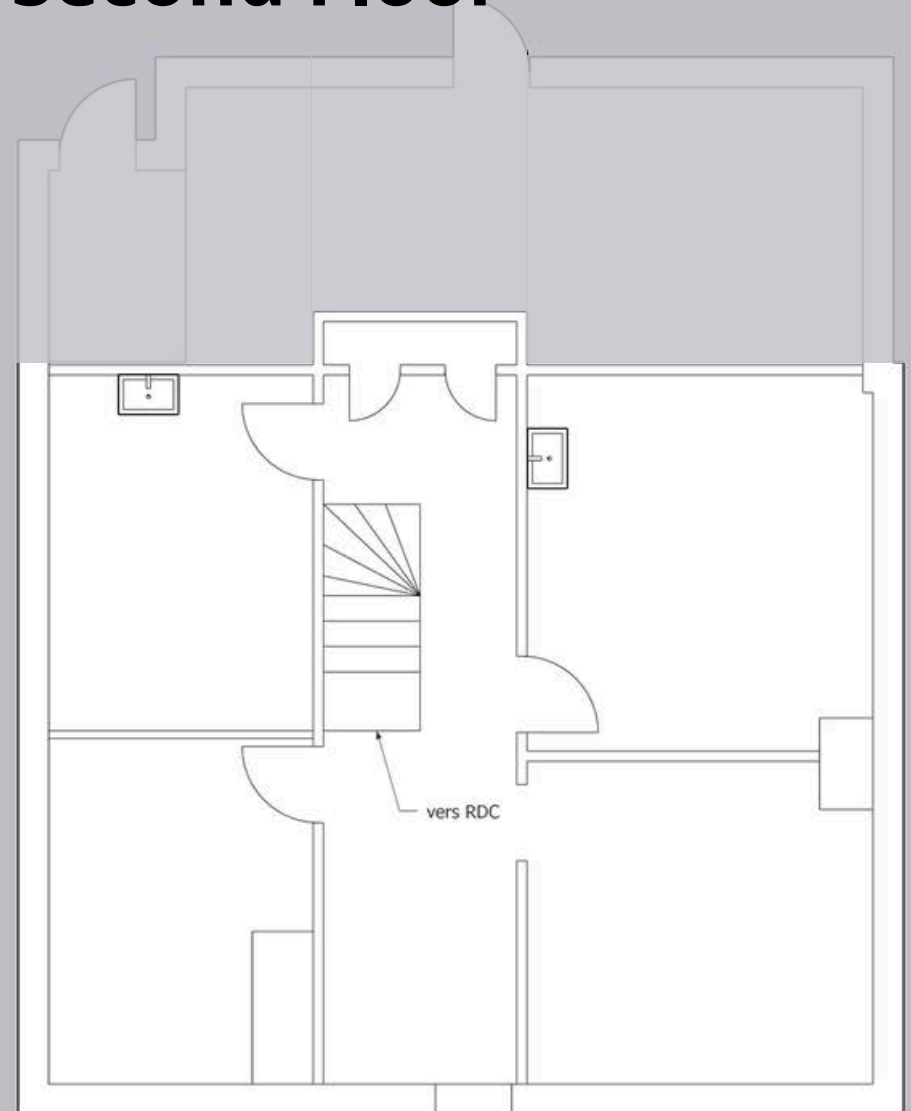


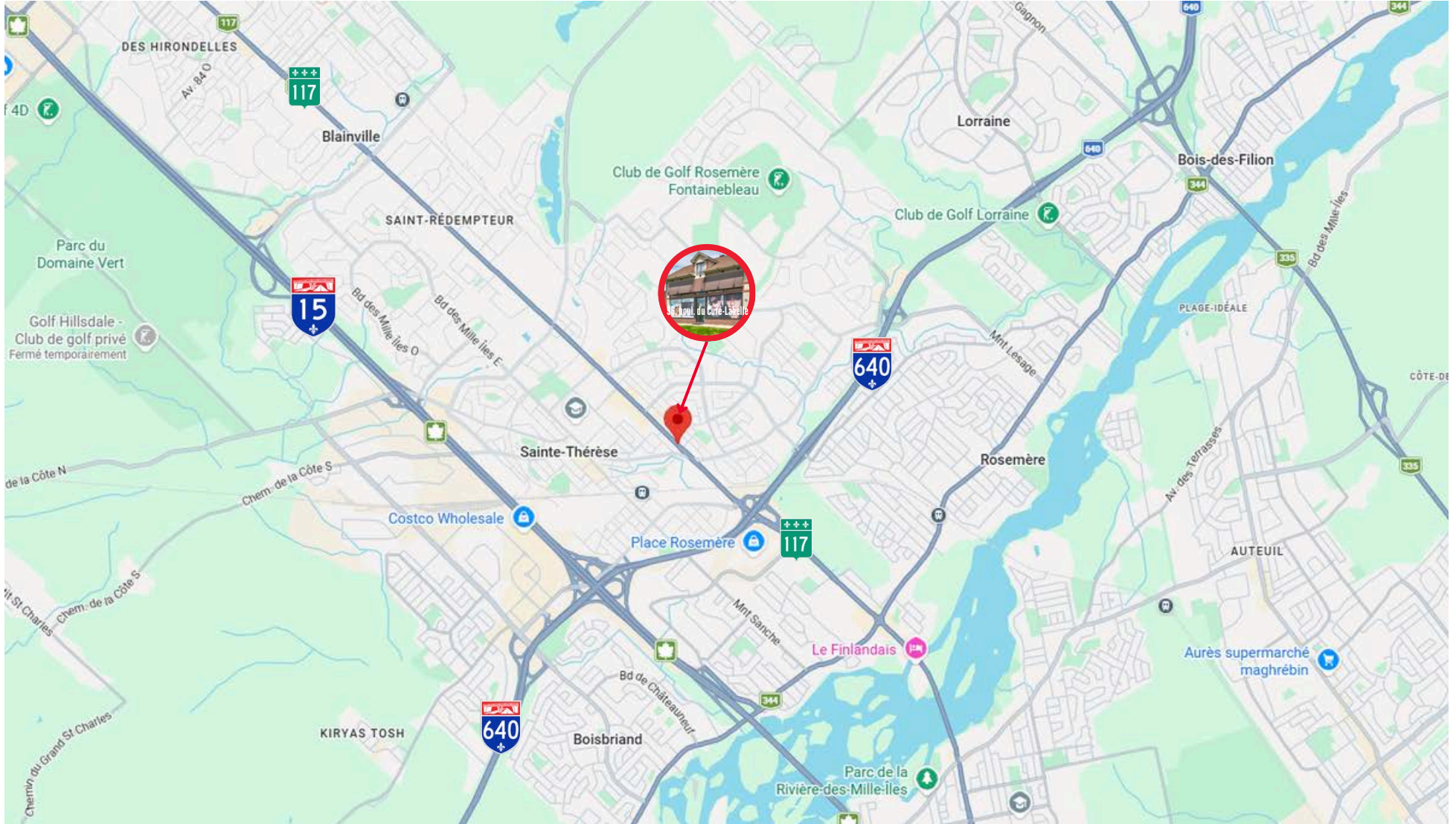


Main Floor



Second Floor







SYLVAIN DUPRÉ

REAL ESTATE BROKER
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A man of action, ideas, creativity and solutions, Stanislas Didier has been leading his own companies for more than 25 years in Europe and especially in Canada. In recent years, he has dedicated himself exclusively to entrepreneurs or future entrepreneurs in Quebec, Canada, or from abroad, sharing his experience as a founder and executive in various sectors including distribution, manufacturing, services, and the hospitality and restaurant industries.

His perseverance and strategic mindset enable him to successfully complete the sale, merger, and acquisition mandates he carefully selects.

As purchasing a business is often one of the most important decisions in a lifetime, we guide you through this process to make the transaction simpler and more achievable. We assist you throughout every step: the selection, evaluation and analysis of businesses according to your needs and financial capacity, the preparation of the purchase offer, the due diligence process, lease negotiations, the preparation of the business plan, financing and grant applications, as well as immigration procedures for foreign buyers.



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