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INVESTMENT OPPORTUNITY

11400 Gouin Blvd. West
Pierrefonds-Roxboro (QC)

Stand-Alone, Fully Leased, Turnkey Investment Property,
Directly Adjacent to REM Station

Colliers



The Opportunity

Colliers International (Québec) Inc. ("Colliers") is pleased to present the opportunity to acquire **11400 Gouin Boulevard West**, located in the borough of Pierrefonds–Roxboro, Montréal.

This **fully leased** property, occupied by a single high-quality tenant, provides secure near-term income and strong long-term value-creation potential due to its strategic location **immediately adjacent to the REM** and **within a TOD** (Transit-Oriented Development).

The property benefits from a purpose-built construction, excellent visibility along a major arterial corridor, and surrounded by dense, affluent residential neighbourhoods, positioning the property favourably for future repositioning or redevelopment.

HIGHLIGHTS



Turnkey Investment

- 100% leased to a veterinary clinic, with custom-built improvements supporting long-term tenant retention.
- Stable income secured through 2029.
- Essential services tenant, historically resilient during economic downturns.
- Property renovated and expanded in 2010, carefully maintained.



Strategic Location

- Frontage on Gouin Boulevard West, a major arterial corridor in Montréal's West Island.
- Adjacent to the Roxboro–Pierrefonds REM station.
- Dense residential surroundings with household incomes above the provincial average.



Long-Term Value Enhancement Potential

- TOD–PMAD designation.
- Opportunity for residential densification or mixed-use development.
- Future strategic repositioning or redevelopment.

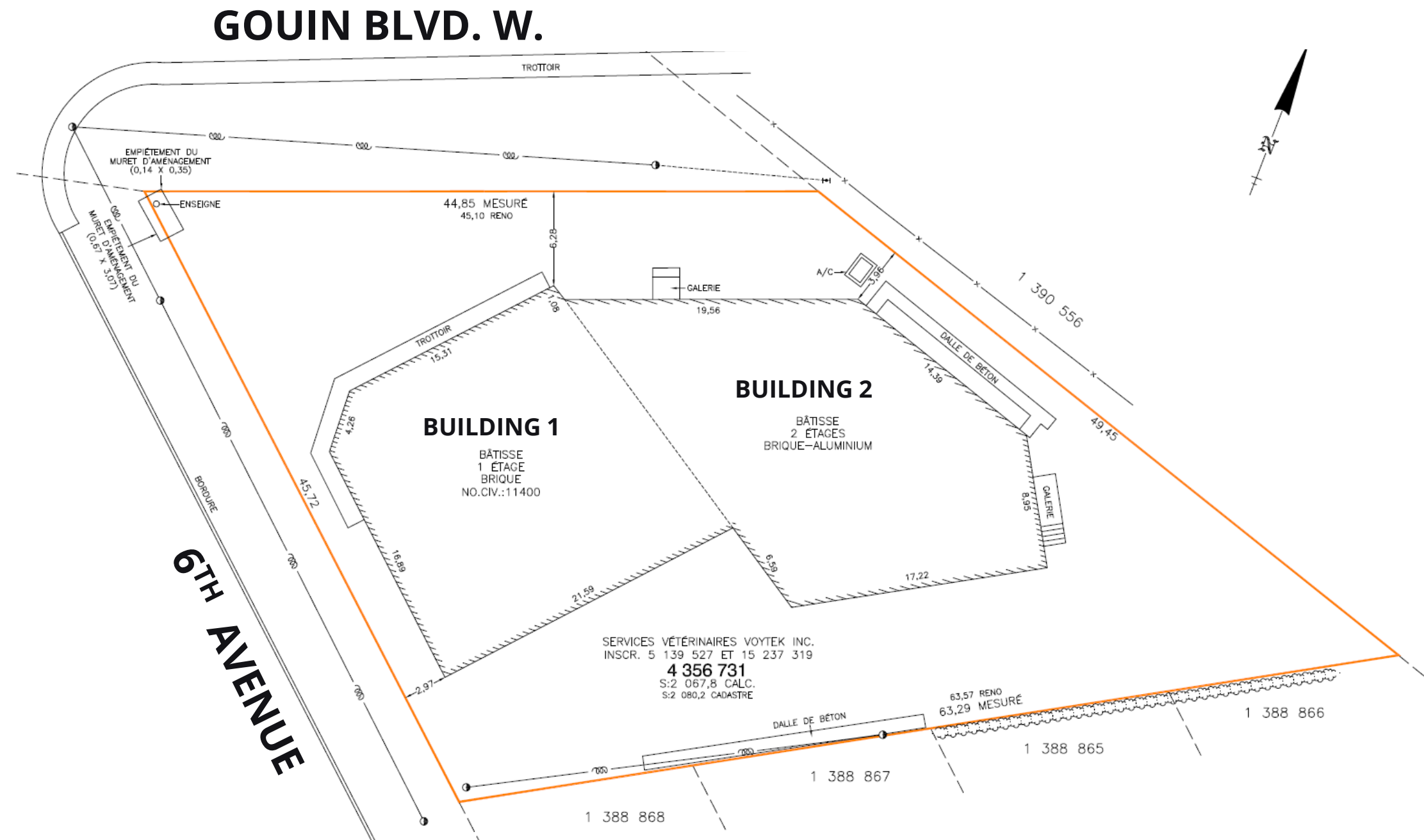
ASKING PRICE : \$4,050,000

Property Overview

MUNICIPAL ADDRESS	11400 Gouin Blvd. W., Pierrefonds-Roxboro		
CADASTRAL DESIGNATION	4 356 731 Cadastre of Québec		
BUILDING AREA (GLA)	16,402 SF		
LAND AREA	22,389 SF 0.51 Acres		
PARKING	17 stalls		
YEAR BUILT	1991, renovated and expanded in 2010		
ZONING	C-7-412 (H2, C1, C2)		
LEASE TERM	June 1, 2019 – May 31, 2029 (3.5 years remaining) Option to renew: 2x5 years at FMR		
NUMBER OF STOREYS	Building 1: 1 storey (brick) Building 2: 2 storeys (brick & aluminum)		
GROSS RENT (2026-2027)*	\$398,568 \$24.30 psf (2 % annual increases)		
EXPENSES*	Municipal Taxes (2026):	\$105,767	
	School Taxes (2025):	\$2,852	
	Total:	\$108,619	
NET INCOME (2026)	\$289,949		

* Operating expenses, other than taxes, are fully paid by the tenant.

PLAN OF THE CERTIFICATE OF LOCATION

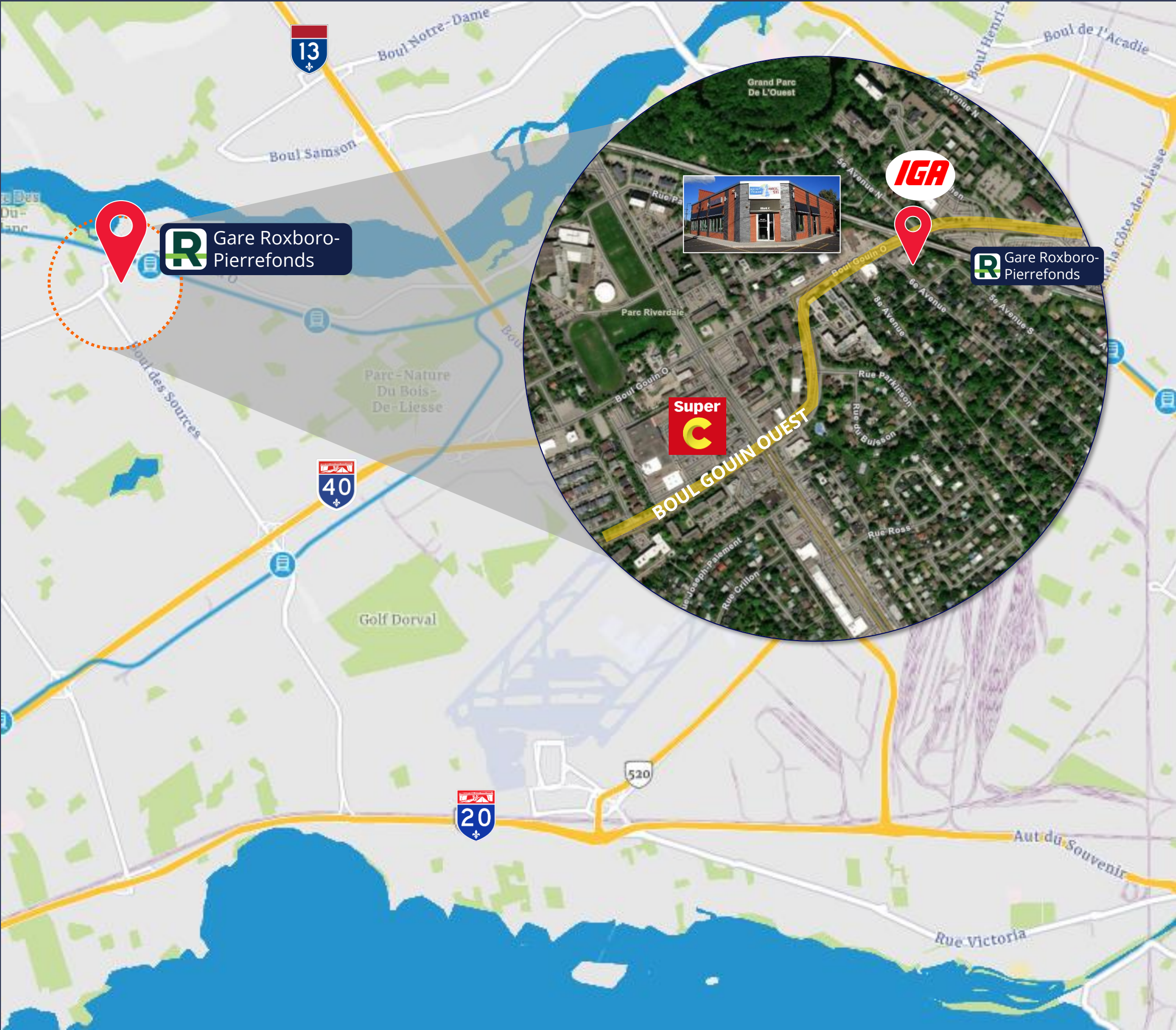


Location Overview

Strategic Location

- Located on Gouin Boulevard West, a major arterial corridor connecting key residential and commercial hubs in the West Island.
- Adjacent to the Roxboro–Pierrefonds REM station, offering direct connectivity to downtown Montréal and the airport.
- Dense, established residential environment characterized by household incomes above the provincial average.
- Quick access to major regional roadways (Saint-Jean Boulevard, Highway 13, Highway 40).
- The area is undergoing significant transformation supported by PMAD policies encouraging transit-oriented densification.

Demographic Overview (2025)	Primary Zone (5-min drive)	Secondary Zone (10-min drive)	Québec (Province)
Population	30,607	89,078	9M
Average Age	40.3	40.7	41.8
Household Income (Average)	\$118,253	\$130,935	\$109,377
Household Income (Median)	\$92,782	\$99,541	\$84,180



Excellent visibility and accessibility,
next to the REM station.

 Gare Roxboro-
Pierrefonds

GOUIN BOULEVARD WEST

6th AVENUE



Property renovated and expanded in 2010,
carefully maintained over the years.





Tenant improvements were fully customized to meet the operational needs of the veterinary clinic.





Accelerating success.

Reach out to get started.

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