

INVESTMENT OPPORTUNITY

SAINTE-SOPHIE | 2419, Sainte-Sophie Boulevard

Optimised Price : \$ 2,950,000



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ABOUT

At the entrance to Sainte-Sophie, this high-quality building is located on Route 158. With 15,000 vehicles per day*, this location offers exceptional visibility and easy access. This location makes it a prime commercial destination. The building has been fully leased to Starbucks (with drive-thru) and boutique Chico for long-term leases, adjacent to Benny&Co and Ultramar.

*Atlas du Transport



Leased
100 %





Asking price
\$2,950,000

Net annual income (years 1 to 5)	\$194,775
Building area	5,155 ft ²
Lot size	58,416 ft ²
Lot number	5 790 899
Zoning	Commercial (U-700)
Year of construction	2024
Number of floors	1
Parking	29 stalls



TENANTS

Tenants		Area	End of lease	Renewal option
Starbucks		2,675 ft ²	2035	4 x 5 years
Boutique Chico		2,480 ft ²	2034	2 x 5 years
			Year 1-5	Year 6-10
Total net income			\$194,775	\$207,565

FINANCIAL INFORMATION

Municipal assessment

Total (2025)	To come
Land	\$420,300
Building	To come

Annual taxes

Total (2024-2025)	\$23,233.18
Municipal	\$22,871.40
School	\$361.78

* Financial information is subject to change in the future. They are currently based on the land data only.



LOCALISATION

Sainte-Sophie, a town in the Laurentians region, boasts an ever-growing population and offers its residents a high quality of life. The town stands out for its quality municipal services, rich natural environment, proximity to major urban centers and accessibility via major highways, all while maintaining a peaceful and sought-after living environment.

Vision: "Together, let's be a municipality that is committed, proactive, efficient and proud of its history, by seizing opportunities to pursue our economic and social development while continuing to offer efficient, high-quality, local services to our population".



© Website ville Sainte-Sophie (free translation)

DEMOGRAPHY

5 km radius



15 000 cars / day

© Average annual daily traffic flow:
Ministry of Transport



Main roads



11,040 residents



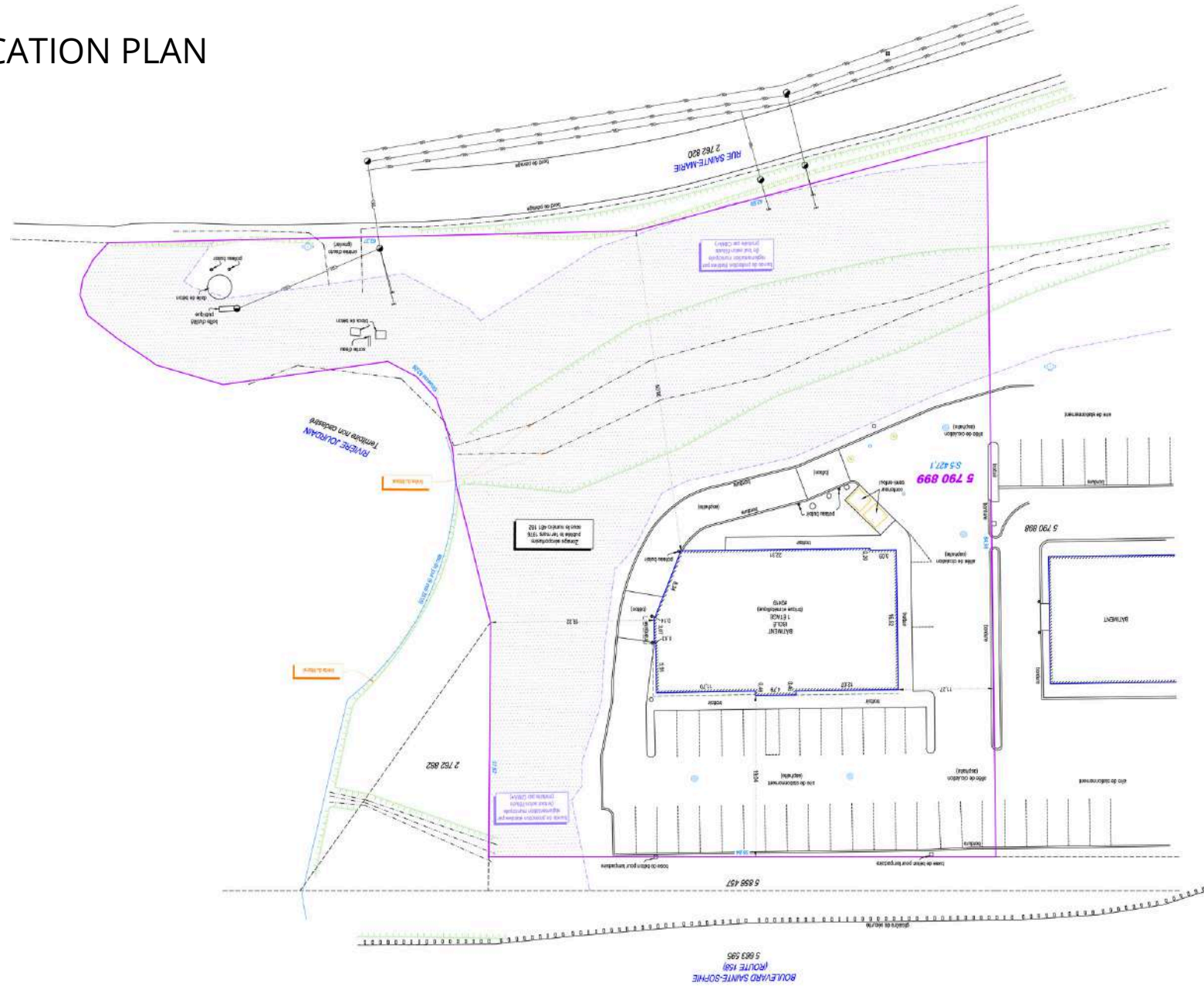
3,192 households



\$113,122 average income / household

© Site Wise - Estimated statistics for 2024

LOCATION PLAN



A REAL ESTATE EXPERTISE THAT KEEPS ON GROWING

INTERCOM is there to assist in the decision-making process by determining and evaluating the possible alternatives with the assistance of our professional and knowledgeable real estate brokers supported by a strong administrative team; that is why we exist



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