

INVESTMENT OPPORTUNITY

BOUCHERVILLE
666 du Lac Road



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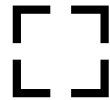
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ABOUT THIS PROPERTY

Building offering a perfect opportunity for an investor-occupant. This is a rare opportunity in the market, offering the possibility of operating a regional or local business. The frontage on Route 132 offers excellent visibility. Modern architecture with lots of windows and several garage doors.



Leased
40 %



Building area
12,811 ft²

Property Address 666 du Lac Road, Boucherville

Asking Price \$3,450,000
\$269.30 / ft²

Lot Number 2 510 101

Zoning C-166
(Commercial very permissive)

Year of Construction 1974

Number of Floors 1 + mezzanine

Land Area 35,163 ft²

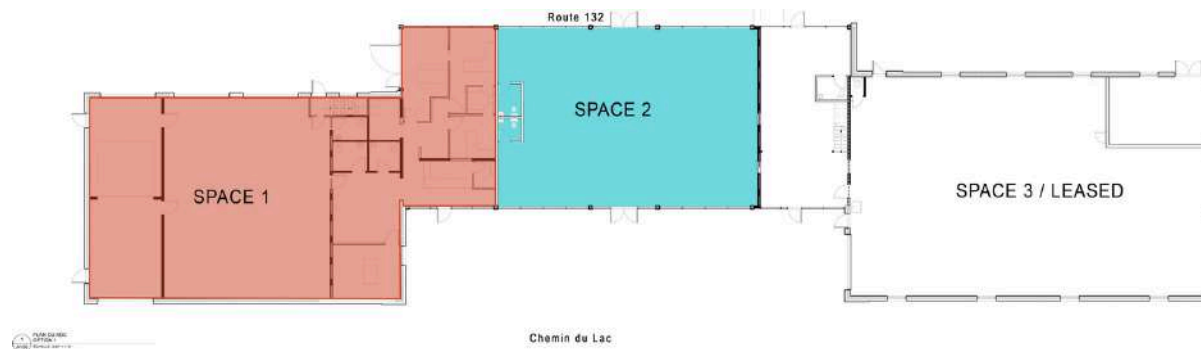
Parking 47 shared stalls
(including 8 on-street stalls)



PROPERTY OVERVIEW

Summary of leases

Tenants	Area	Term	Options
#1 Vacant	5,257 ft ²	Immediately	N/A
#2 Vacant	2,320 ft ²	Immediately	N/A
#3 Vitrac	4,958 ft ²	Mai 31st 2026	Annual renewal
Potential net annual income	\$250,816		
Annual expenses (2024)	\$88,000		



Areas

TOTAL BUILDING	12,811 ft²
Ground Floor	11,418 ft ²
Mezzanine	1,393 ft ²
LAND	35,163 ft²

Municipal Assessment

Total (2024)	\$2,341,600
Land	\$691,500
Building	\$1,650,100

Annual Taxes

Total (2024)	\$71,931.43
Municipal	\$69,764.78
School	\$2,166.65

FEATURES



Construction
1974



Renovation
1978 / 2008 / 2018



Zoning
C-166 (C1, C2, C3,
C4, C10, C13)



Lot #
2 510 101



Sprinklers
Yes



Clearance
17 feet



Exterior cladding
Brick, steel and
glass



Drive-in doors
8



Electrical Capacity
3 x 100 Amps
1 x 200 Amps



Mezzanine
Yes (2)



Roof
Elastomer membrane -
2020 renovation (left and
central basins)



W/C
Private



Heating
Bi-Energy
(Electricity and
gas)



A/C
#2: complete
#1 et #3: office only



Suite #1



Suite #2



Suitel #3



LOCATION

Boucherville is located on Montreal's South Shore. It has a population of 42,425 and a total surface area of 80.92 km².

Boucherville has always made quality of life a priority. The city is renowned for its protected natural environments, its parks and green spaces, the richness of its heritage resources, the quality and diversity of its recreational activities for the whole family and the tranquility of its surroundings.

© Website of Boucherville



DEMOGRAPHY

5 km Radius (excluding Montreal)

City of Boucherville



44,220 Residents



42,425 Total Residents



18,551 Daytime Active Population



17,175 Household



\$167,588 Average Household Income



\$151,071 Average Household Income

© Site Wise - estimated statistics for 2023 and website of Boucherville



40 000 cars / day

© Traffic flow: Ministry of transport



Main Roads



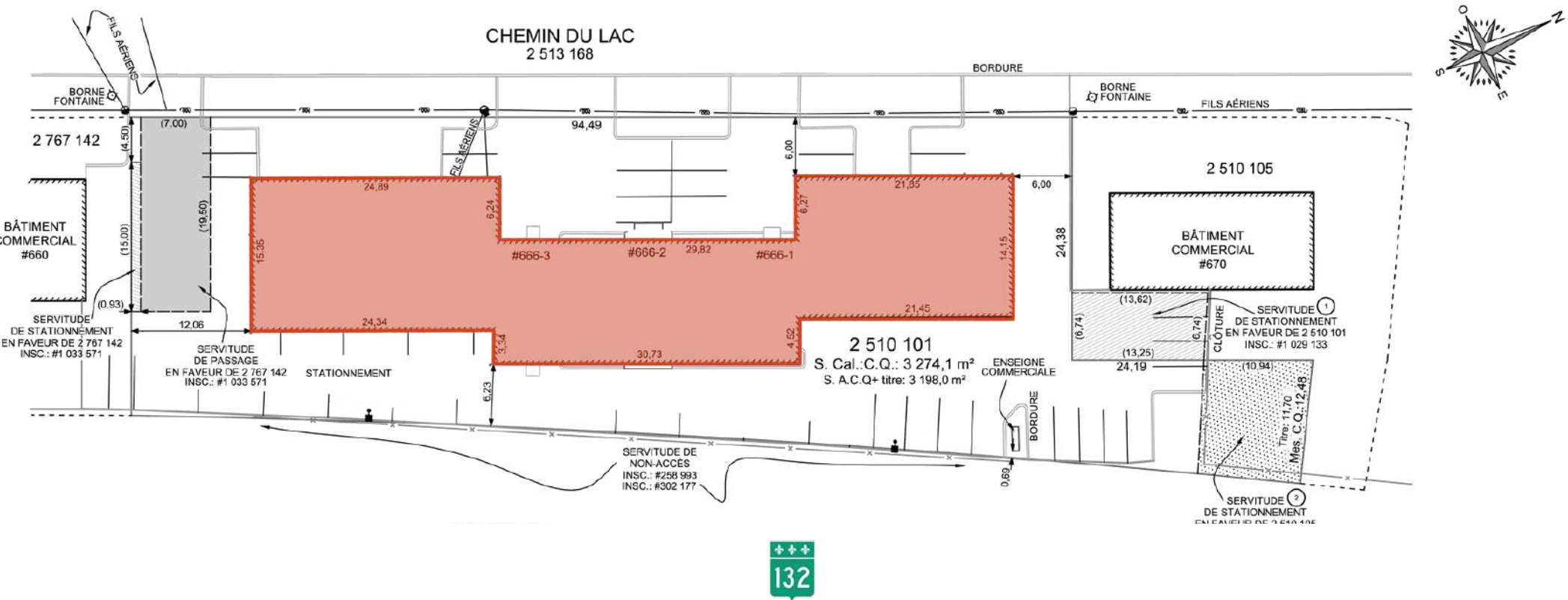
Public Transit



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LAYOUT 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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