

INVESTMENT OPPORTUNITY

GRANBY | 235-239, Principale Street

Asking price: \$ 1,499,000



Robert CONSTANTIN

Robert Constantin inc.
Certified Real Estate Broker AEO
r.constantin@intercomsi.com

450 655-1334



INTERCOM
SERVICES IMMOBILIERS
Agence immobilière

   intercomsi.com

The present sale is made without legal warranty of quality, at the buyer's risk.

ABOUT

Located in the heart of downtown Granby, this mixed-use building enjoys a prime location. The recently redeveloped rue Principale lends a unique charm and appeal to investors. The building is fully leased, with long-term tenants including the SAQ, which has just signed a long-term lease. With parking at the rear of the building, a rarity in this market, and zoning allowing for multiple commercial and residential uses, this building represents an investment opportunity.



Leased
100 %



Asking price
\$1,499,000

Net annual income	\$ 85,910
Building area	Ground floor: 5,224 ft ² Floor: 4,252 ft ²
Lot size	15,141 ft ²
Lot number	1 010 557
Zoning	GK33C (residential and commercial)
Year of construction	1997
Number of floors	2
Parking	Private parking at rear +On-street parking permitted



© la voix de l'est

TENANTS

Tenants	Area	End of lease	Renewal option
Küto Restaurant 	1,320 ft ²	2029	+ 5 years
Kenji Restaurant 	2,100 ft ²	2028	+ 5 years
SAQ 	3,000 ft ²	2035	+ 5 years
Apartment 201	3 ½	Annual	
Apartment 202	3 ½	Annual	

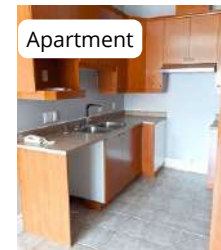
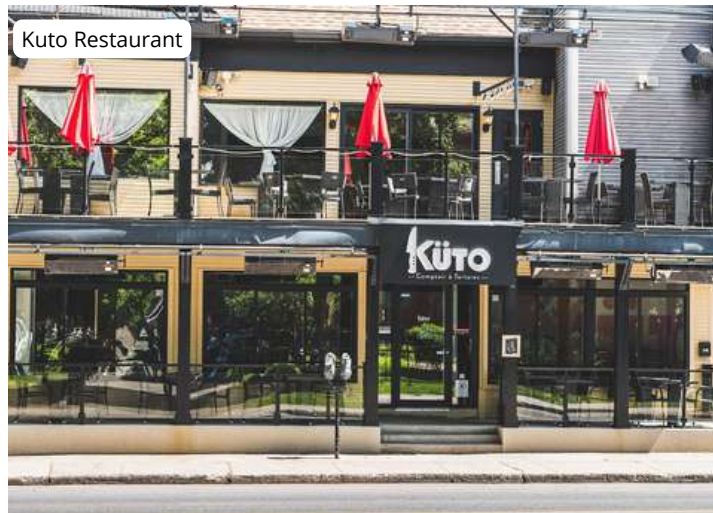
FINANCIAL INFORMATION

Municipal assessment

Total (2025)	\$1,609,000
Land	\$ 422,000
Building	\$1,187,000

Annual taxes

Total (2024-2025)	\$28,335.06
Municipal	\$27,164.52
School	\$1,170.54



LOCALISATION

The regional capital of the MRC Haute-Yamaska and the second most populous city in the Eastern Townships, the City of Granby has a population of 70,329 and offers an exceptional quality of life. It stands out for its quality municipal services, attractive economic growth, numerous green spaces, proximity to major urban centers and major highways, and one of the lowest tax rates in Quebec.

Granby is a bold city that is putting forward new initiatives to better meet the needs of its population. The vision statement of its strategic planning speaks for itself: Granby, natural and daring in its human experience. Committed to its community, the City of Granby also seeks to promote its experience and share the expertise it has acquired beyond its territory.

© Website ville de Granby



DEMOGRAPHY

5 km Radius



19,500 cars / day
(first section of Principale Street)
Average annual daily traffic flow: Ministry of Transport



Main Roads
112 139 10



67,661 residents



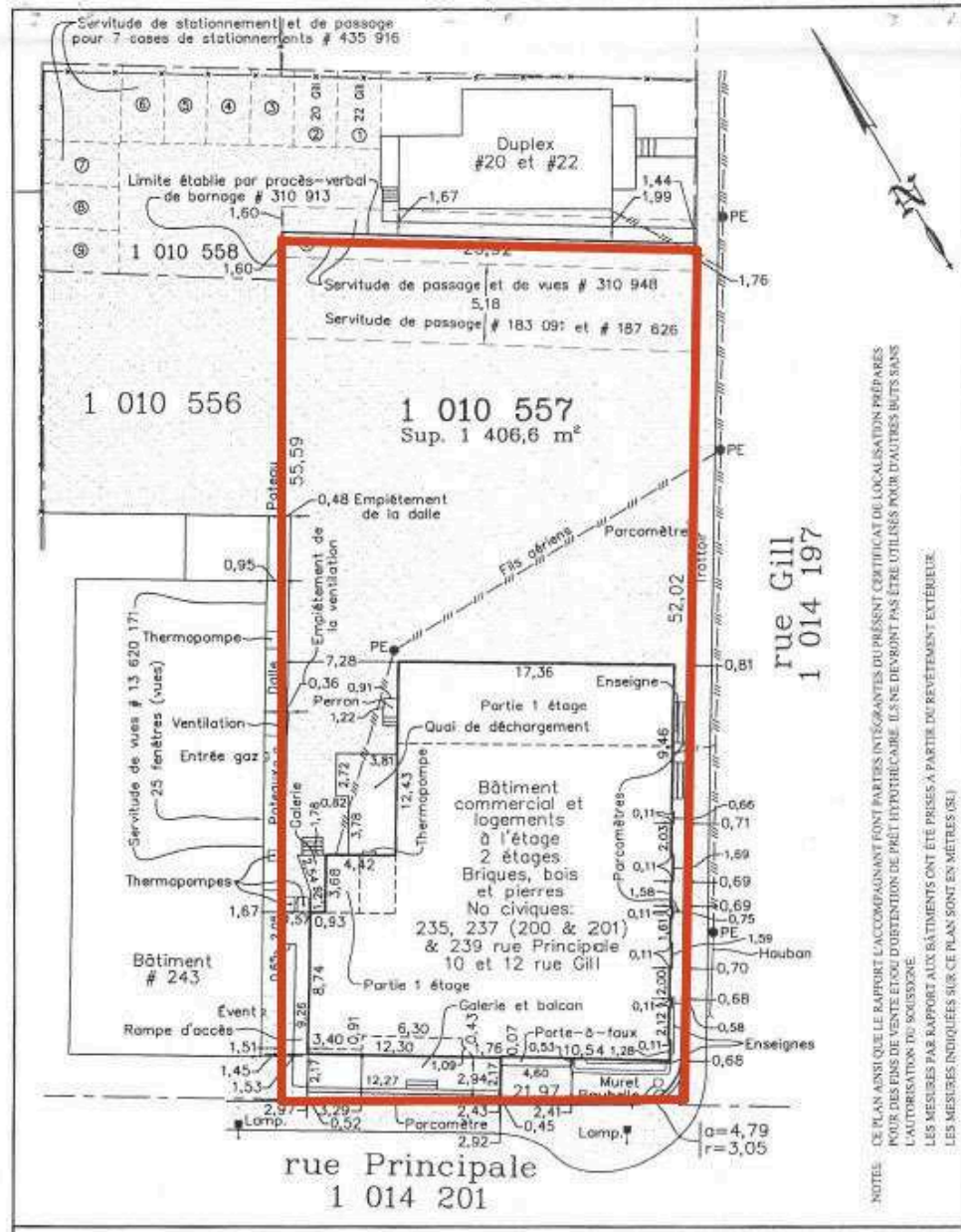
31,618 households



\$95,634 average income / household

© Site Wise - Estimated statistics for 2024

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.



Robert
CONSTANTIN

Partner
Certified Real Estate Broker AEO
r.constantin@intercomsi.com

450 655-1334



INTERCOM
SERVICES IMMOBILIERS
Agence immobilière