

FOR SALE

Revised price: \$745,000

FOR RENT

BELOEIL

407, Sir-Wilfrid-Laurier Boulevard

COMMERCIAL / OFFICE



Suzy PARENT

Certified Real Estate Broker AEO

s.parent@intercomsi.com

450 655-1334

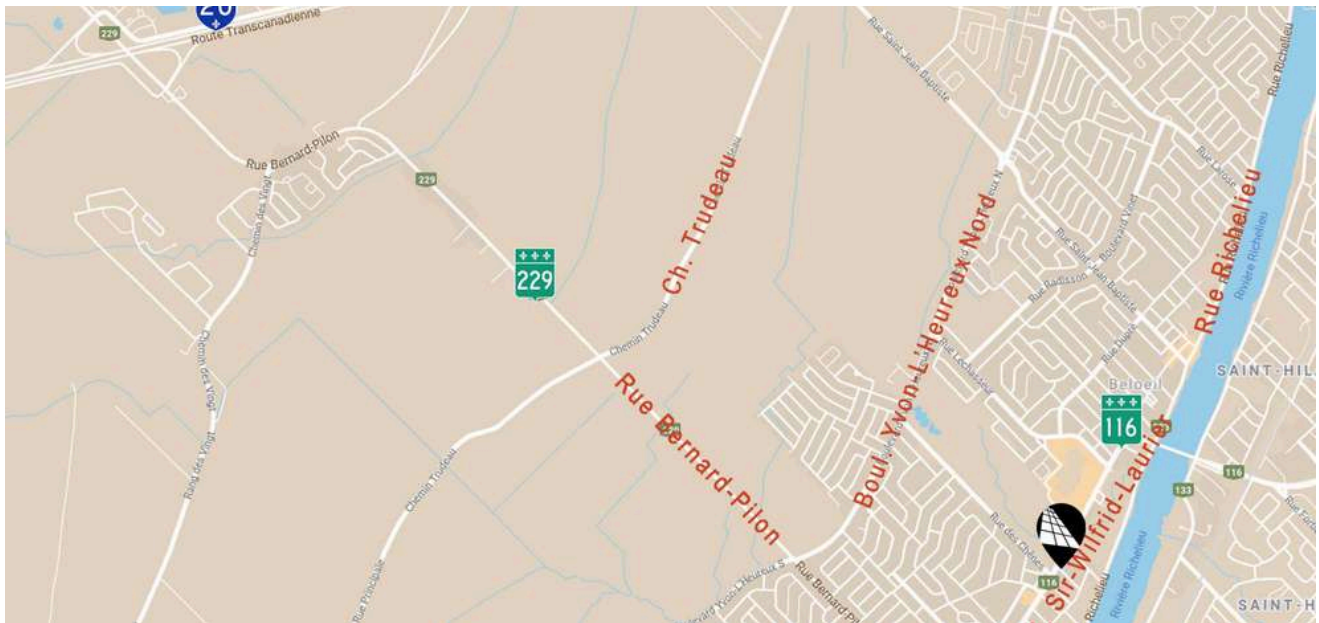


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HIGHLIGHTS

- Building with good visibility **for sale or for lease**
- Located on route 116 (boulevard Sir-Wilfrid-Laurier), across from the Golf de Beloeil
- Adjacent to Mail Montenach
- Traffic flow 23,300 passages in front of the building (transportation atlas)
- Ideal for owner-occupant, retail, restaurant and professional office
- Very bright with abundant fenestration
- 1,590 ft² basement, currently used for storage and office space
- Sign on roadside pylon
- Zoning allows redevelopment
- Private parking



LOCATION



Public Transit
#200, 300
Train station exo3 (2 km)



Main Roads
R116, A20



Road Bridges
Louis-H.-La Fontaine (±25 km)

DEMOGRAPHY (5 km Radius)



60,916 Residents



46,365 Daytime Active Population



24,196 Households



\$ 146,669 Average Household Income

Sitewise - Estimated 2024 Statistics



GENERAL INFORMATION

Location

Net Rent (Ground floor)	\$22,00 / ft ²
Net Rent (Basement)	\$8,00 / ft ²
Additional Rent (estimated)	\$5,00 / ft ²
Electricity / Energy	Excluded

Sale

Asking price **\$745,000**

Parking	20 stalls
Availability	To be discussed

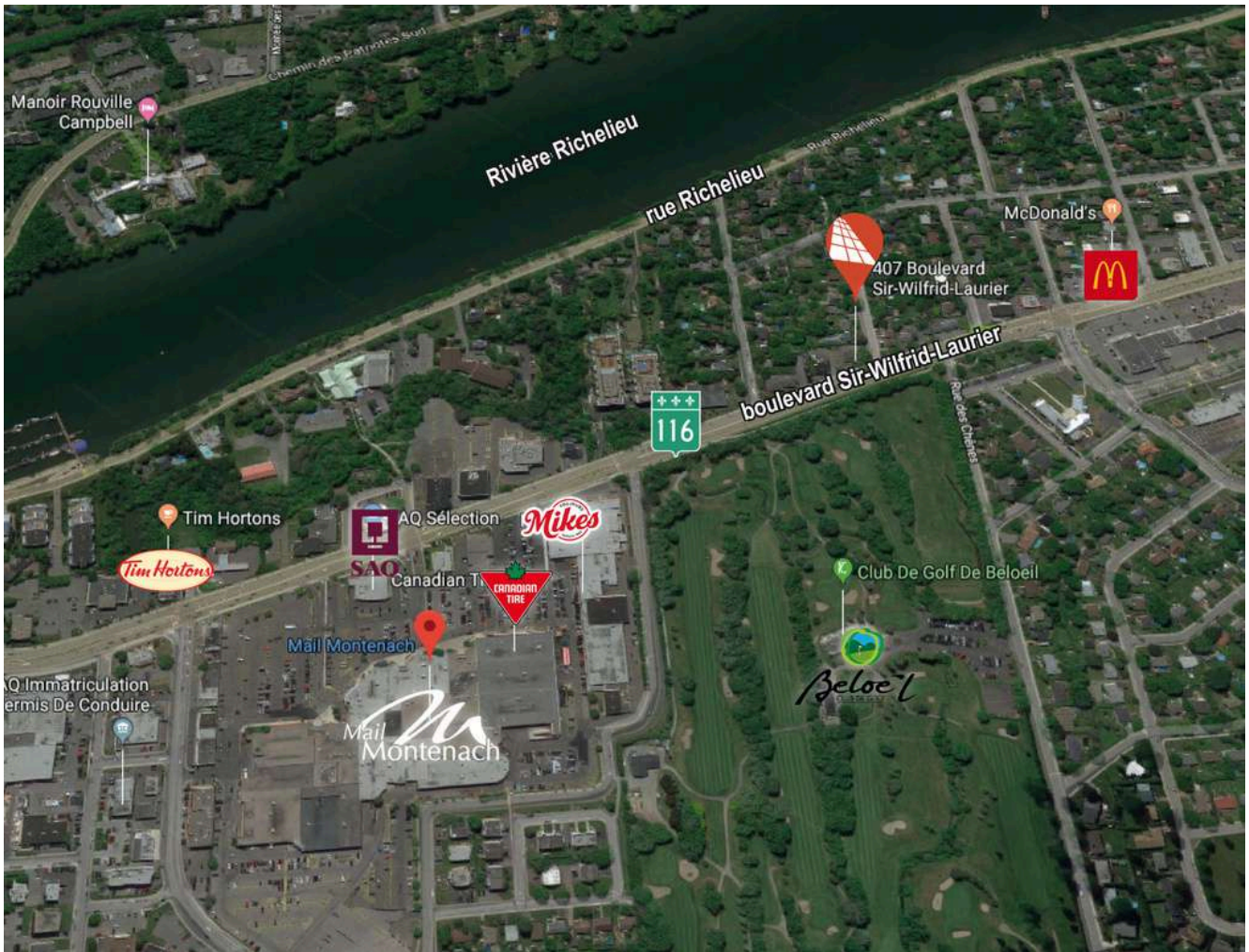
AVAILABLE AREA

(approximate)

Building Ground floor	1,590 ft ²
Basement	1,590 ft ²
Land	11,625 ft ²

ASSESSMENT AND TAXES

Evaluation (2024)	\$387,600
Building	\$79,700
Land	\$307,800
Taxes (2024)	To come
Municipal	-
School	\$325.72



TECHNICAL POINTS



Zoning
C-437

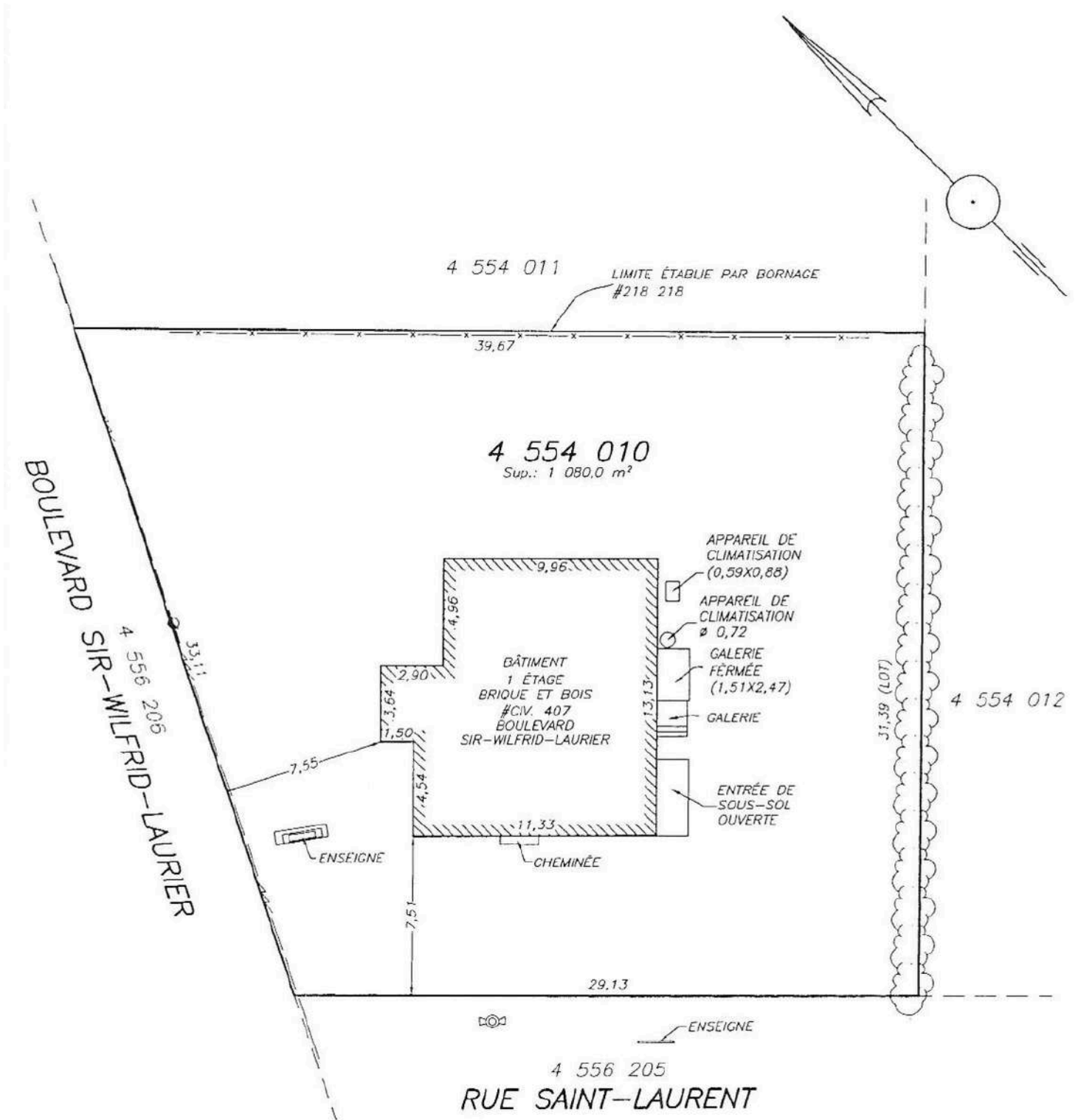


Lot #
4 554 010



A/C
Yes

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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