

Industrial Owner-Occupier Opportunity



 **CUSHMAN & WAKEFIELD**
Capital Markets

FOR SALE

6130 & 6140 BOUL. SAINTE-ANNE, L'ANGE GARDIEN, QC

AGENCY & INTRODUCTION

Cushman & Wakefield ULC (“C&W” or the “Advisor”) is pleased to offer for sale a 100 percent freehold interest in 6130 & 6140 Boulevard Sainte-Anne, L’Ange Gardien, Québec (the “Property”).

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This CIM is being delivered to prospective purchasers to assist them in deciding whether they wish to acquire the Property. This CIM does not purport to be all-inclusive or to contain all the information that a prospective purchaser may require in deciding whether or not to purchase the Property. This CIM is for information and discussion purposes only and does not constitute an offer to sell or the solicitation of any offer to buy the Property. The CIM provides selective information relating to certain physical, locational and financial characteristics of the Property.

CONFIDENTIALITY

By accepting this CIM, prospective purchasers agree to hold and treat this CIM and its contents in the strictest confidence. Prospective purchasers will not, directly, or indirectly, disclose or communicate or permit anyone else to disclose or communicate this CIM or any of its contents or any part thereof to any person, firm or entity without the prior written consent of the Vendor and Advisor. Prospective purchasers will not use or permit this CIM to be used in any manner detrimental to the interests of the Vendor, the Advisor or their affiliates, or for any other purpose than a proposed purchase of the Property. The recipient of this CIM agrees to provide the Advisor, if requested in writing, with a list of those persons to whom this CIM or any information contained herein is provided.

DISCLAIMER

The information on which this CIM is based has been obtained from various sources considered reliable. Neither the Vendor nor the Advisor make any representations, declarations or warranties, express or implied, as to the accuracy or completeness of the information or statements contained herein or otherwise and such information or statements should not be relied upon by prospective purchasers without independent investigation and verification. The Vendor and Advisor expressly disclaim any and all liability for any errors or omissions in the CIM or any other written or oral communication transmitted or made available to prospective purchasers. Prospective purchasers should conduct their own independent investigation and verification of the information provided herein, and should seek legal, accounting, tax and engineering advice as necessary.

INDEMNIFICATION

In exchange for good and valuable consideration provided by the Vendor and the Advisor, including without limitation, the delivery of this CIM, the receipt and sufficiency of which is hereby acknowledged by the prospective purchasers, prospective purchasers hereby agree to indemnify the Vendor and the Advisor, and their affiliates against any compensation, liability or expense (including attorneys’ fees), arising from claims by any other party the purchaser had dealings with (excluding the Advisor) in connection with the sale of the Property, or in connection with a breach by the prospective purchaser of its obligations as described herein. In no event shall any prospective purchaser or any of its agents or contractors contact any governmental authorities concerning the Property, or make any physical inspection or testing of the Property, without the prior written consent of the Vendor or the Advisor.



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Executive Summary

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2. Investment Highlights

OFFERING AT A GLANCE

Cushman & Wakefield National Capital Markets Group (“C&W”), as exclusive agent for the Vendor, is pleased to offer for sale 6130 & 6140 Boulevard Sainte-Anne, L’Ange Gardien, Québec (the “Property” or “Properties”). Situated on a combined land area of approximately 9.9 acres, 6130 includes a 72,768 square foot industrial building built in 1993 and expanded in 2016. 6140 is improved with a two-storey commercial building partially occupied by a dental office. The Properties are located along a major arterial road that is the only route between Québec City and the Charlevoix region - this high traffic location provides excellent visibility for tenants as well as direct access to Quebec City and Autoroute 40 / 440 to Trois Rivières and Greater Montreal.

The Property represents an ideal opportunity for an occupier to secure a functional and well-maintained manufacturing and warehouse building in a strategic location. The Property benefits from a broad zoning classification which permits a wide range of uses as-of-right, and the interior improvements are versatile for many types of occupiers. The Property further allows an occupier to expand parking of their office footprint through the acquisition of 6140 as well as the ability to subsidize gross occupancy costs with third-party tenant income.

The Properties are offered for sale at a price of \$9,000,000. Interested purchasers will be required to execute and submit the Vendors form of Confidentiality Agreement (“CA”) prior to receiving access to the online Data Room which will house all the information on the Offering. Offers will be reviewed on an as-received basis. All inquiries and offers should be addressed to the attention of Jason Ansel and Brent Robinson at the address



INVESTMENT HIGHLIGHTS



Strategic Location

The subject Property is located on the south side of Sainte-Anne Boulevard – the only highway connecting Quebec City to Mont Sainte Anne and the Charlevoix region. This high traffic route provides exceptional visibility as well as connectivity to Autoroute 40, 440 and 540. Located just over 10 kilometres outside of Quebec City, the second largest commercial hub in the Province and 8th largest in Canada. Trois Rivières and the Greater Montreal Area are easily accessible via Autoroute 40, being 1.5 and 2.5 hours away, respectively.



Well-Maintained, Single Tenant Facility

The subject property is a 72,768 square foot industrial building with approximately 10% office space. Ceiling height in the warehouse areas with shipping provided through three truck-level and five drive-in doors. The facility has benefitted from a proactive approach to repairs and maintenance and is very clean and well-maintained. The property is also improved with a 12,000 square foot office / commercial building which with partial occupancy available on closing.



Owner-Occupier Opportunity

The Property represents an ideal opportunity for an occupier to secure a functional and well-maintained manufacturing and warehouse building in a strategic location. The Property benefits from a broad zoning classification which permits a wide range of uses as-of-right, and the interior improvements are versatile for many types of occupiers. The Property further allows an occupier to expand parking of their office footprint through the acquisition of 6140 as well as the ability to subsidize gross occupancy costs with third-party tenant income.



Flexible Zoning

The Property benefits from a broad zoning classification allowing for a wide range of potential uses. Among these are commercial and light industrial uses including retail, services and light manufacturing.





Property Overview

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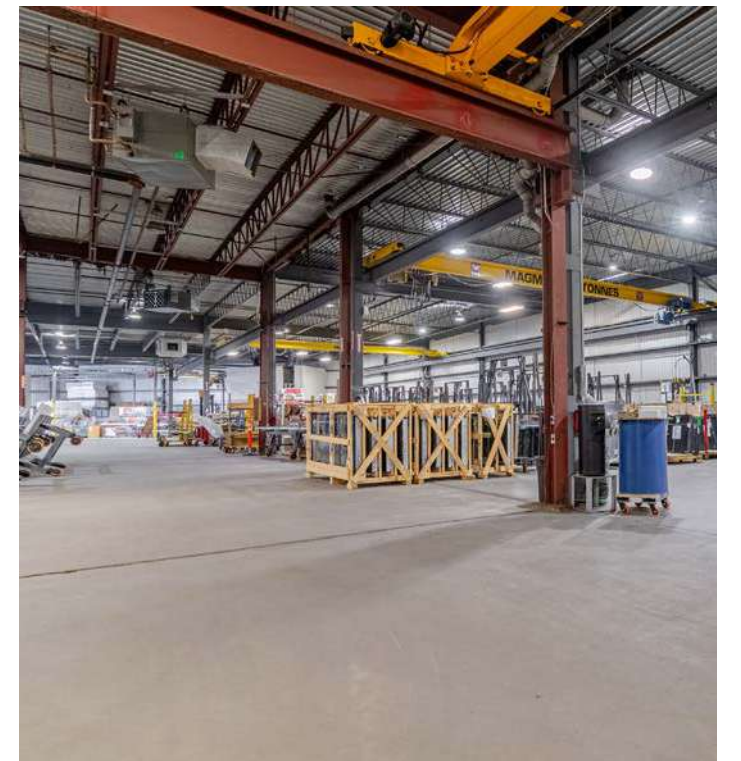
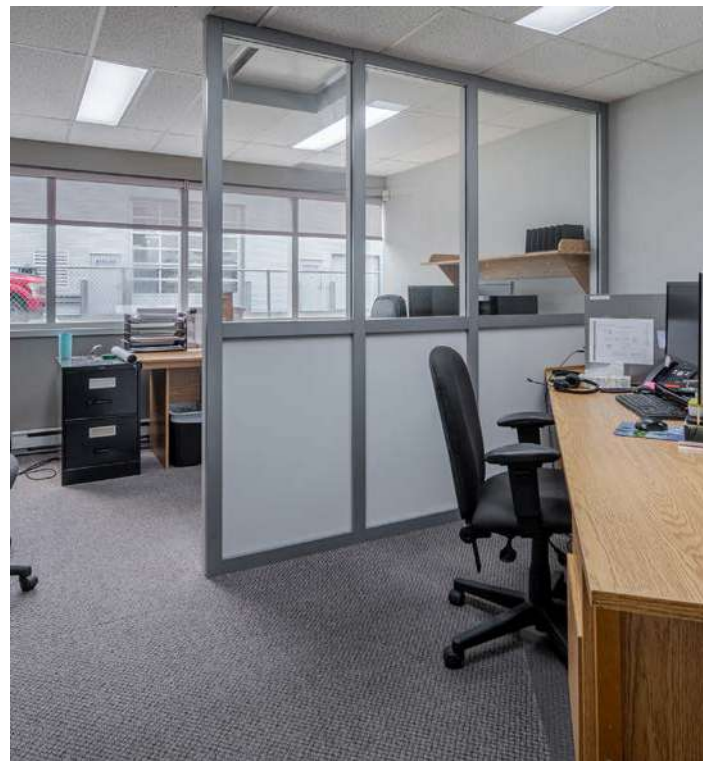
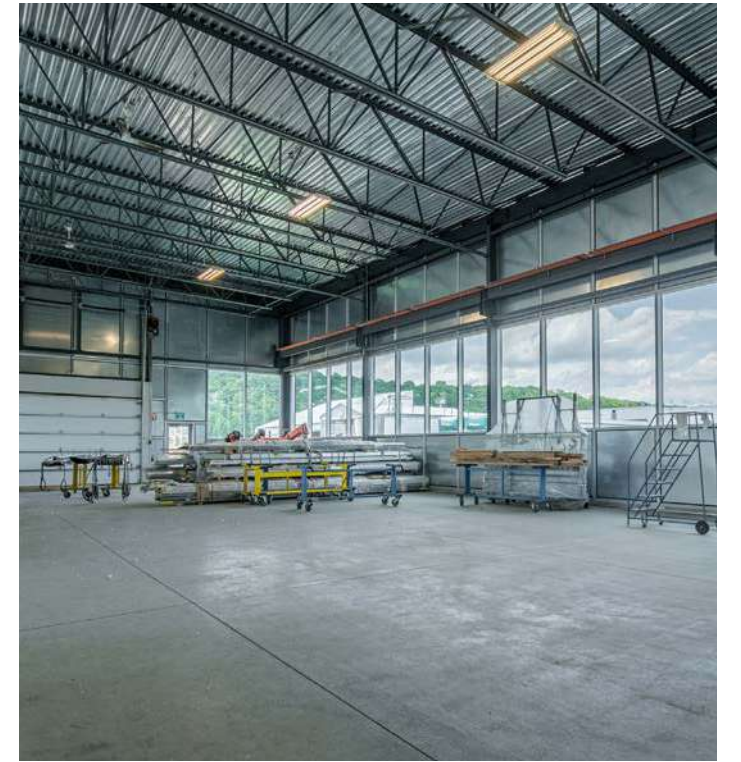
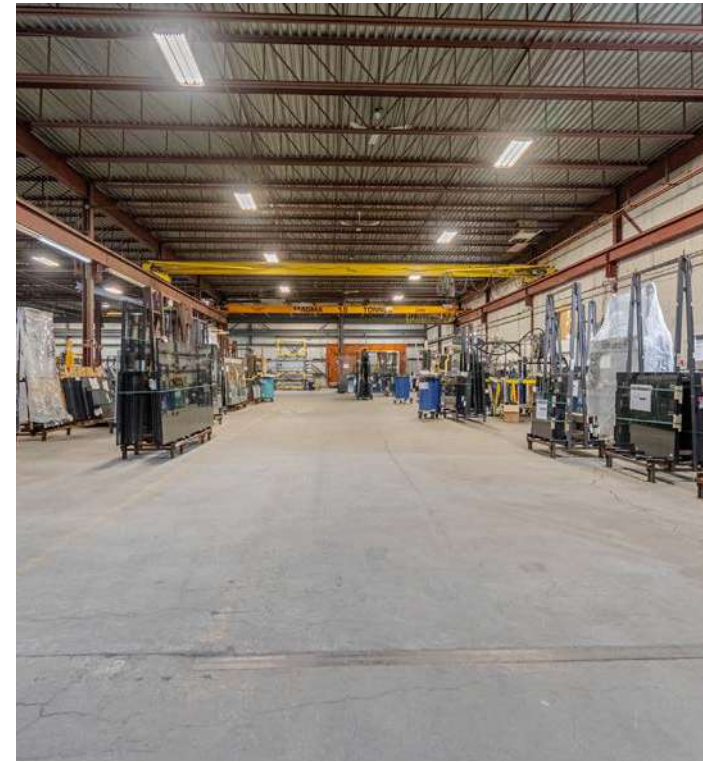
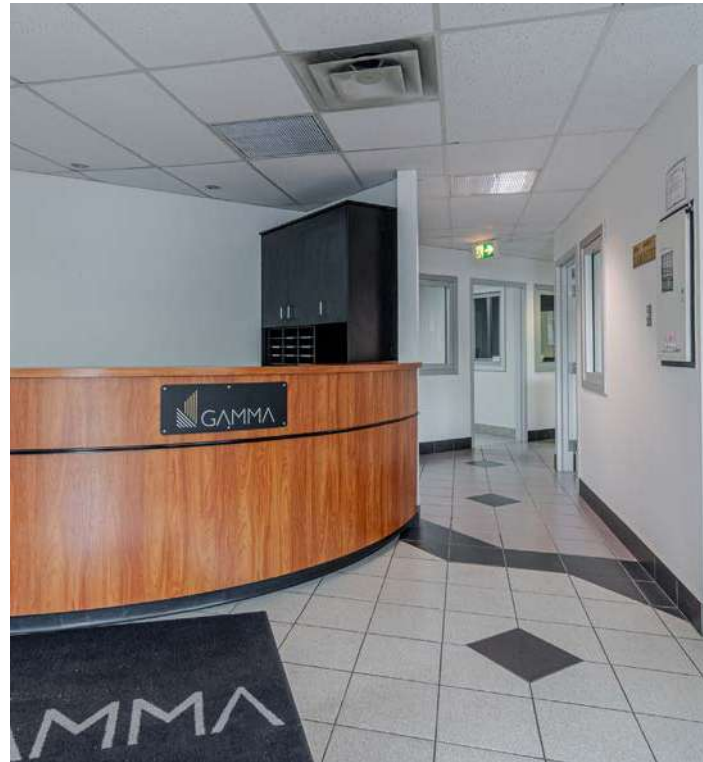
1. Property Details -
6130 Boul. Sainte-Anne
2. Photo Gallery -
6130 Boul. Sainte-Anne
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5. Tenant & Leasing Schedule

PROPERTY DETAILS - 6130 BOUL. SAINTE-ANNE

Gross Land Area	9.24 acres
Usable Land Area	3.91 acres
Building Area	72,768 square feet
Office / Warehouse %	10% / 90%
Year Built	1993 & 2016 (expansion)
Storeys	2
Clear Height	up to 32 feet
Coverage	41% (of usable area)
Zoning	I-66 – Commercial Industrial
Permitted Uses	Commercial and industrial uses are authorized, such as local and regional corner stores, retail stores and local services, retail stores and regional services, first processors, light industries, public equipment and utilities, and parks and green areas
Exterior	
Foundation	Concrete
Superstructure	Steel frame
Exterior Walls	Sheet metal and curtain wall
Windows	Aluminum
Roof	Waterproof elastomer membrane
Shipping Doors	5 DI / 3 TL
Ceiling Height	up to 32 feet
Interior	
Lighting	Neons
Floors	Office: Ceramic tile, lino or carpet Industrial: Concrete
Walls	Office: Drywall Industrial: Sheet metal
Ceiling	Office: Acoustic tile Industrial: Visible roof system
HVAC	Office: Forced air, one rooftop AC unit Industrial: Unit heater and forced air



PHOTO GALLERY - 6130 BOUL. SAINTE-ANNE

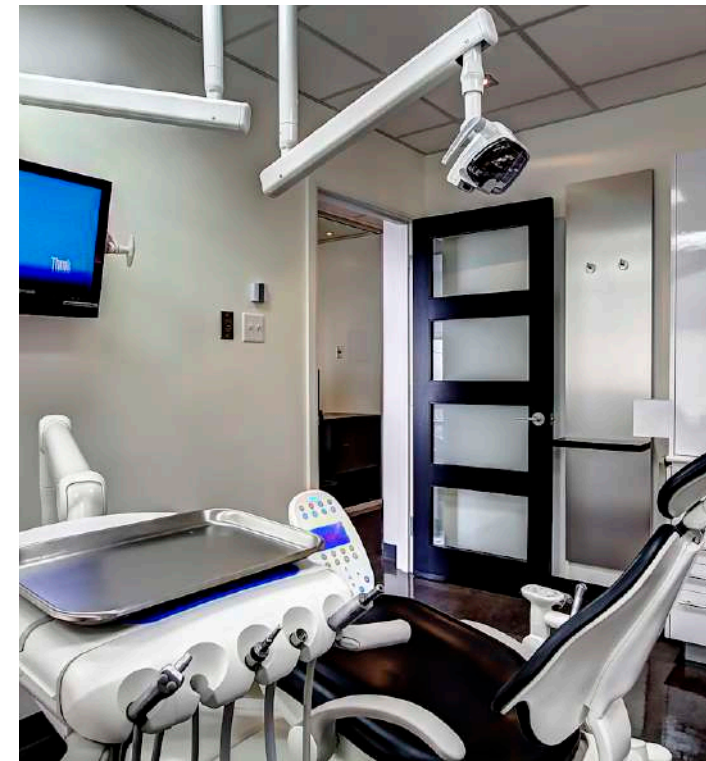
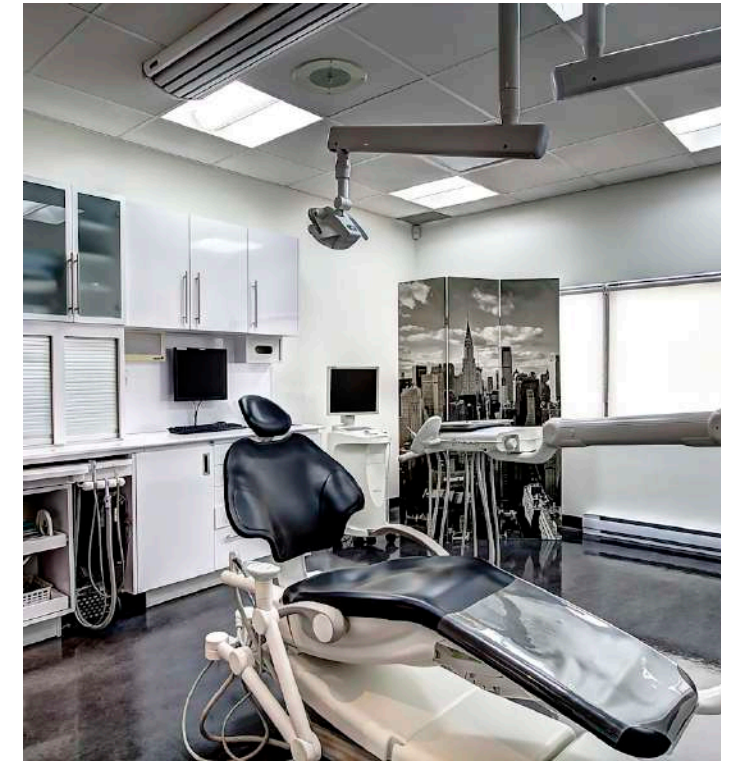


PROPERTY DETAILS - 6140 BOUL. SAINTE-ANNE

Gross Land Area	0.62 acres
Building Area	12,213 square feet
Frontage	149 feet
Year Built	1973
Storeys	2
Coverage	26%
Parking	24 spaces
Zoning	I-66 – Commercial Industrial
Permitted Uses	Commercial and industrial uses are authorized, such as local and regional corner stores, retail stores and local services, retail stores and regional services, first processors, light industries, public equipment and utilities, and parks and green areas
Exterior	
Foundation	Concrete
Superstructure	Wood frame
Exterior Walls	Sheet metal
Windows	Aluminum
Roof	Waterproof elastomer membrane
Main Entrance	Glass vestibule
Shipping	3 garage doors at rear
Interior	
Floors	Ceramic tile
Walls	Drywall
Ceiling	Acoustic tile
HVAC	Baseboard heaters – front section of the building is air conditioned
Basement	None



PHOTO GALLERY - 6140 BOUL. SAINTE-ANNE



TENANT & LEASE SCHEDULE

6140 Boul. Sainte-Anne is partially leased to one tenant operating a dental office. The lease is available for review in the Advisor's online data room, with the key business terms summarized below:

Tenant	Centre Dentaire Sophie Ringuet Inc.
Area of Premises	2,640 square feet
Commencement Date	July 1st, 2019
Expiry Date	June 30th, 2029
Term Length	10 Years
Lease Type	Net
Minimum Rent	\$31,920 per annum / \$2,660 per month
Renewal Options	1 x 5 years - Increased by IPC Region of Quebec cumulative 2024-2028 Further 1 x 5 years - To be negotiated
Right of First Offer	In the event that the owner wishes to rent the space located on the second floor of the building not included in the premises the owner undertakes to offer the tenant as a priority rent this unoccupied space, it will have a period of 10 working days to answer.





Location Overview

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1. Drive Times
2. Area Demographics

//// Location Overview

DRIVE TIMES



L'Ange-Gardien	2 mins
Mont-Sainte-Anne	26 mins
Académie de Golf Royal Québec	12 mins
Quebec City	26 mins
Québec City Jean Lesage International Airport	35 mins
Sherbrooke	2 hrs 44 mins
Canada Border Services Agency - Jackman Port of Entry	2 hrs
Montreal	3 hrs

AREA DEMOGRAPHICS - L'ANGE-GARDIEN



4,000

Population



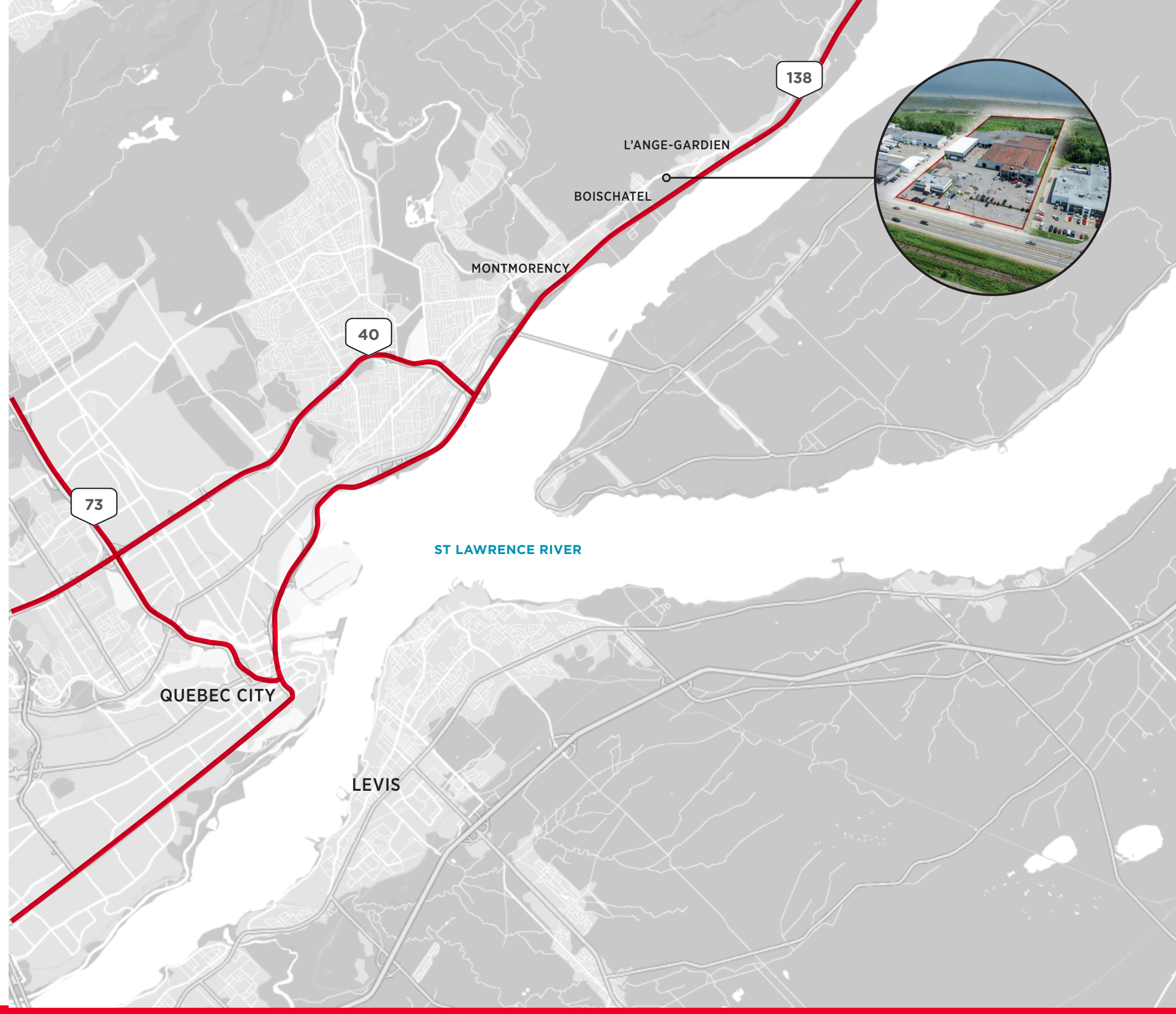
\$100,000

Average Household Income



29,000

Vehicles Per Day along HWY 138



SUBMISSION GUIDELINES

Interested purchasers will be required to execute and submit the Vendors form of Confidentiality Agreement (“CA”) prior to receiving access to the online Data Room which will house all the information on the Offering. Offers will be reviewed on an as-received basis. All inquiries and offers should be addressed to the attention of Jason Ansel and Brent Robinson at the address provided within.

PRICE

The Property is offered for sale at a price of \$9,000,000.

SUBMISSIONS

Offers are to be submitted to the listing team at:

Jason Ansel & Brent Robinson
999 de Maisonneuve Blvd. West
Suite 1500
Montréal, QC, H3A 3L4



National Capital Markets Group

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