

# Gas Station

## Investment Opportunity

**FOR SALE**

**185 CURÉ-LABELLE BOULEVARD, LAVAL (SAINTE-ROSE), QC**





## PROPERTY DETAILS



Construction Completed  
2020



Legal Identification:  
Lot 1 594 788, Cadastre of Quebec.



Zoning:  
Class 5  
Which authorizes commercial uses related to  
automobiles, retail sales and restaurants.

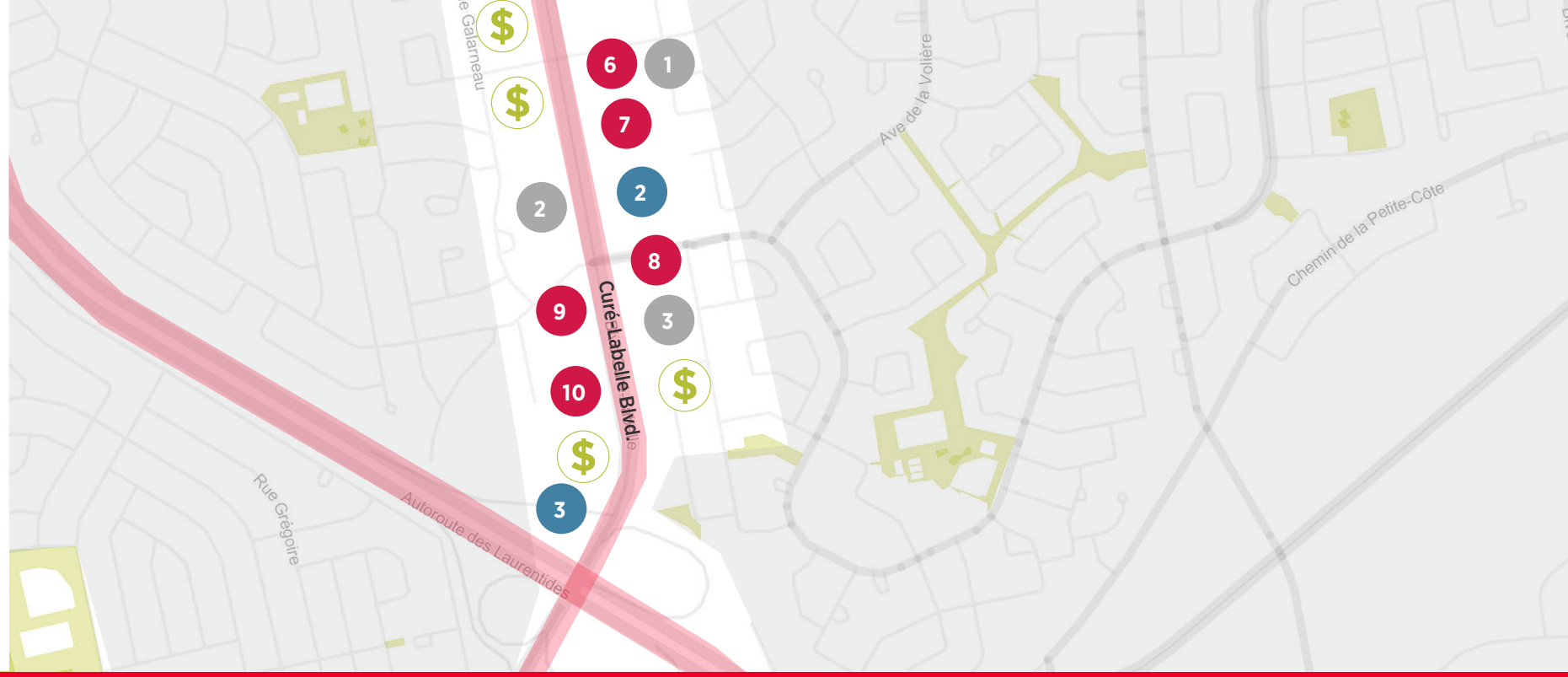
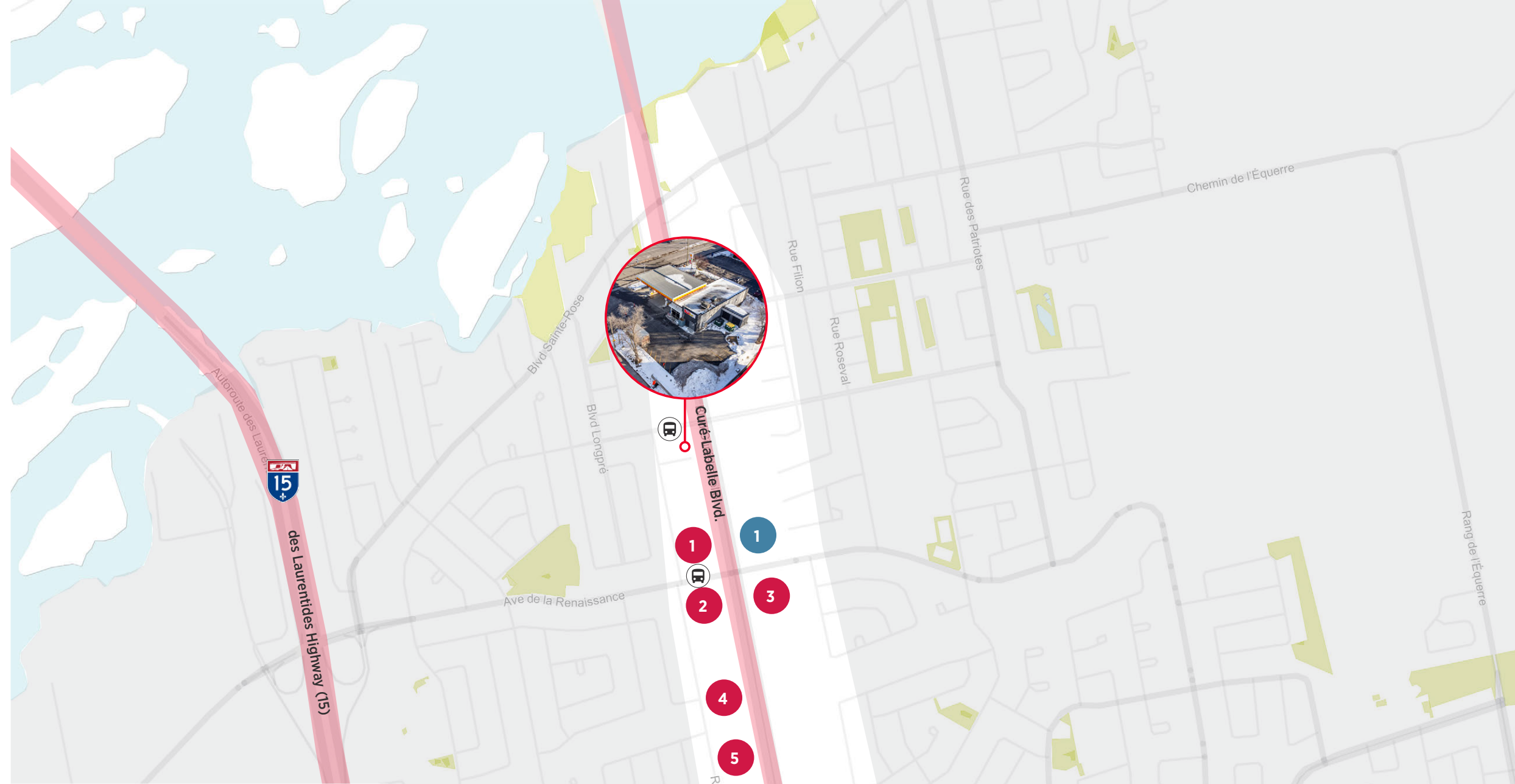
<b>Frontage</b>	152' (Curé-Labelle blvd.), 148' (Marc-Aurèle-Fortin blvd.)
<b>Depth</b>	138'
<b>Lot Size</b>	21,398 sq. ft. (1,987.9 m <sup>2</sup> )
<b>Details</b>	
Dépanneur Super Soir	2,562 sq. ft.
Gas Station	10 gas pumps
NOI	\$113,484
<b>Municipal Taxes (2023)</b>	\$39,800.86
<b>School Taxes (2023)</b>	\$1,355.03
<b>Asking Price</b>	\$2,250,000

- 1 Subway
- 2 Layalina Resto Café
- 3 Boulangerie Artisanale C'tiguidou
- 4 Café déco céramique
- 5 Pizza St-Rose
- 6 St-Hubert Express
- 7 Coco Loco
- 8 l'Oeufre St-Rose
- 9 Tim Hortons
- 10 Rubs BBQ Américain

- 1 March/ des Ameriques
- 2 IGA
- 3 Metro Plus

- 1 Pharmaprix
- 2 Clinique Podiatrique
- 3 PCJ Jean Coutu


Residential pockets





### LOCATION HIGHLIGHT

Situated in the Montreal suburb of Laval, the Shell service station is strategically positioned within a bustling commercial sector, surrounded by vibrant residential neighborhoods.

### TRAFFIC COUNT

 Curé-Labelle Blvd.  
approx. 20,000 - 30,000 cars per day

 Highway 15  
> 40,000 cars per day

 Highway 440  
> 40,000 cars per day



WITHIN 3 KM RADIUS



52,810  
Total Population



\$103,700  
Median Household Income

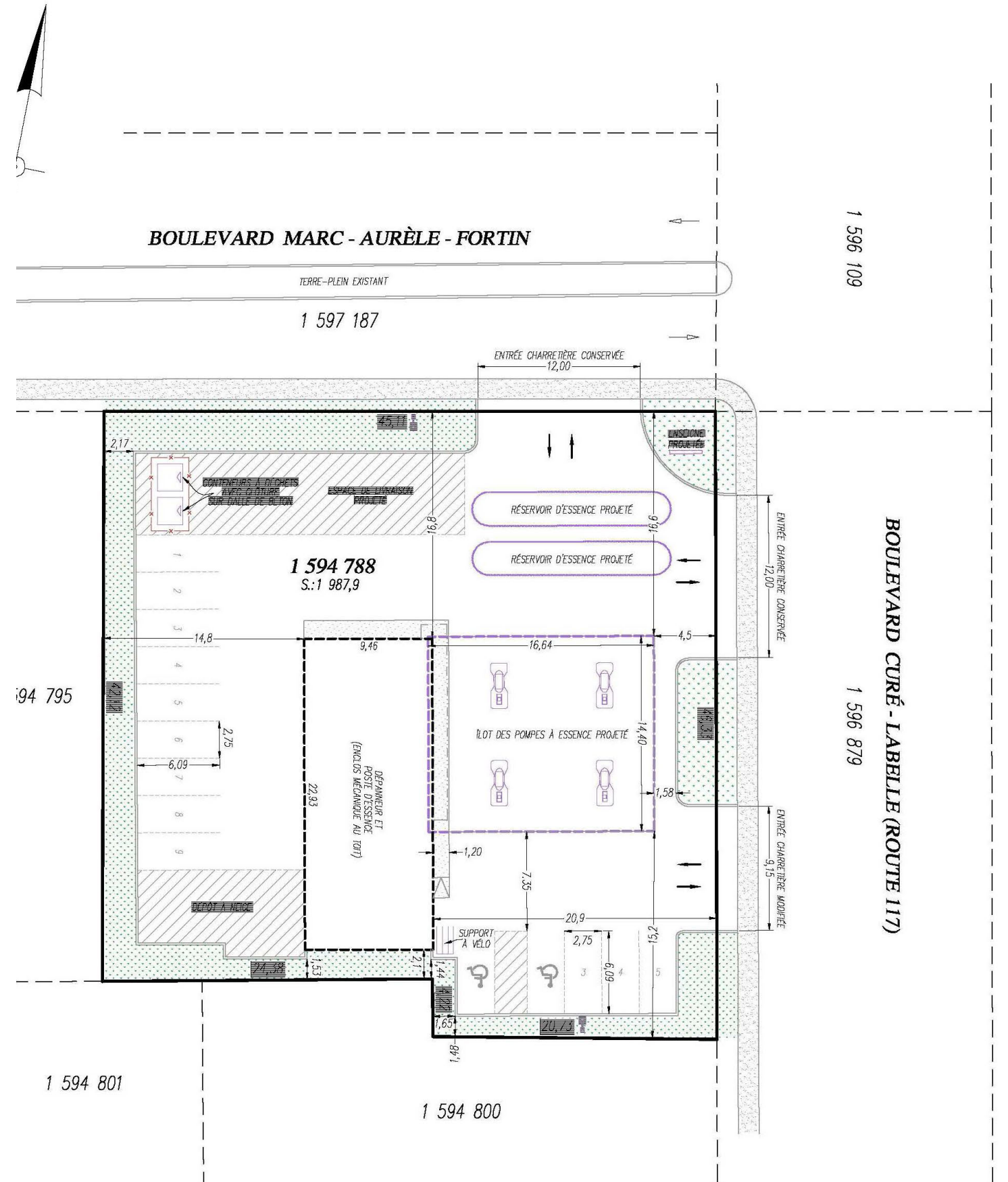


42  
Median Age

GALLERY



**SITE PLAN**





## CONTACT

For additional information please contact the listing brokers.

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