

# 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.

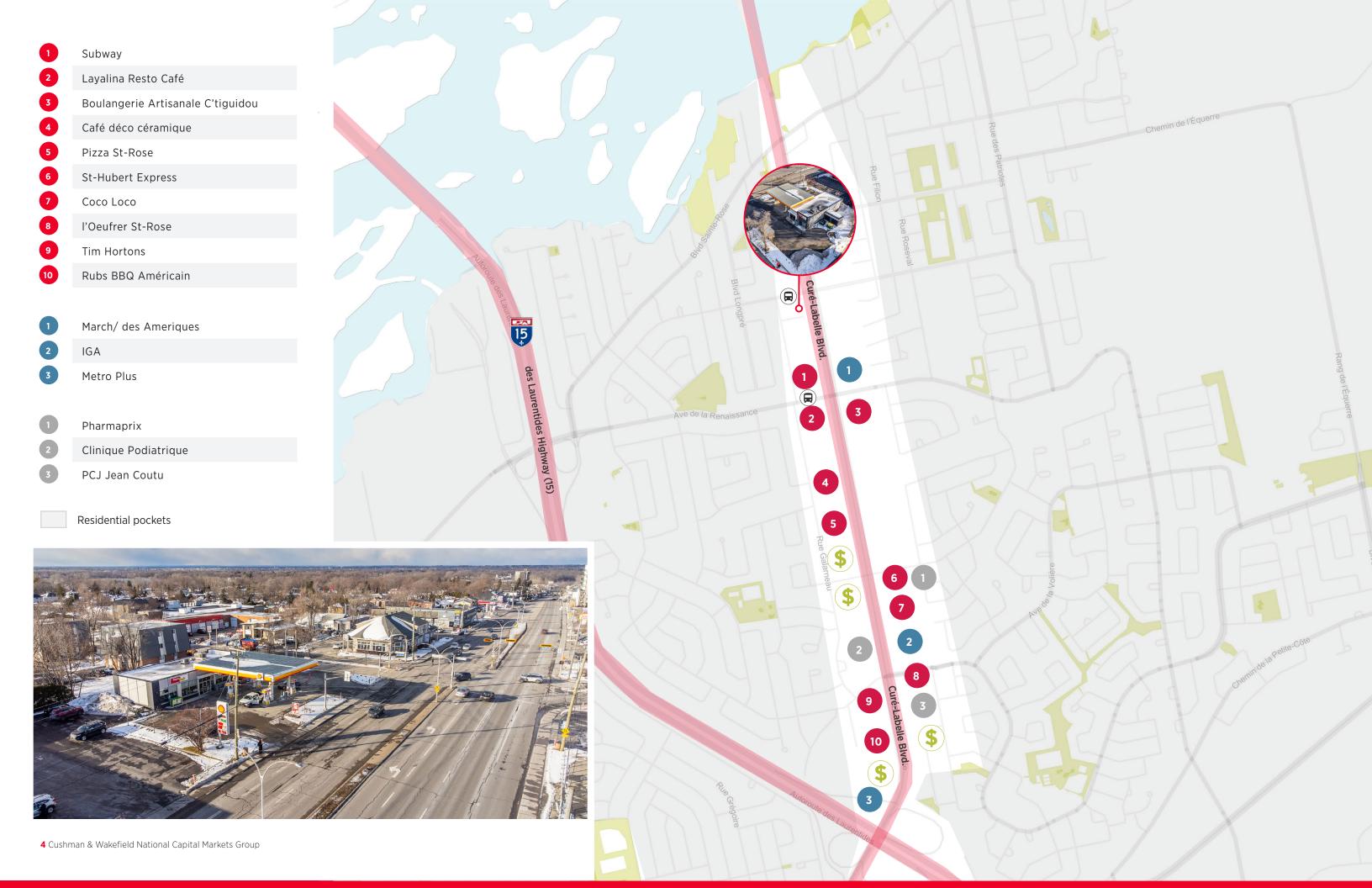


Zoning: Class 5

Which authorizes commercial uses related to automobiles, retail sales and restaurants.

152' (Curé-Labelle blvd.),

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



## **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

6 Cushman & Wakefield National Capital Markets Group

## **GALLERY**

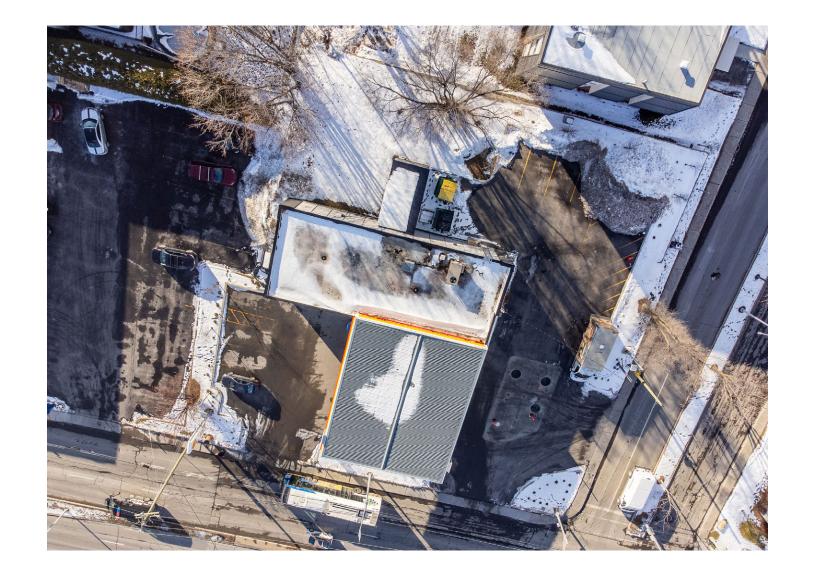


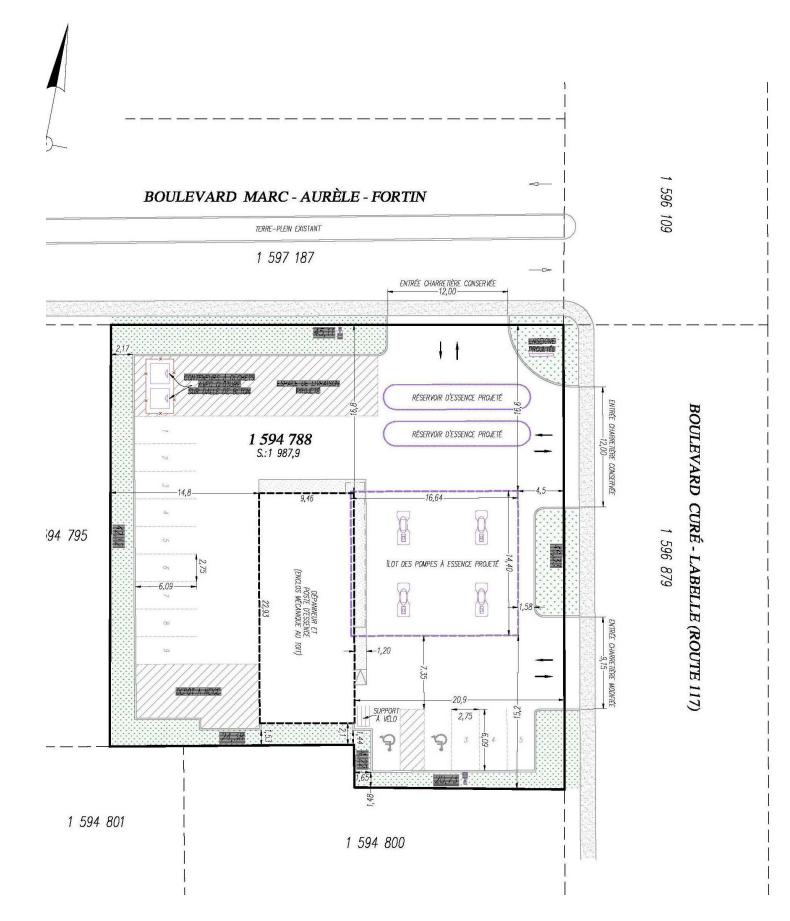












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## CONTACT

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