

# Newly Built Gas Station

Investment Opportunity

## FOR SALE

200 PRIMEAU BOULEVARD, CHÂTEAUGUAY, QC





### PROPERTY DETAILS



Construction Completed May 2023



Legal Identification: Lot 6 107 286, Cadastre of Quebec.



### Zoning:

C-752, which authorizes commercial uses related to automobiles, retail sales and restaurants.

Frontage	267' (Primeau Boulevard)
Depth	106' (René-Lévesque Boulevard)
Lot Size	48,863 sq. ft.
Details	
Dépanneur Beau-Soir	2,972 sq. ft.
Car Wash	1,139 sq. ft.
Tim-Hortons	2,059 sq. ft.
Gas Station	16 gas pumps
NOI	\$310,624
Parking Spaces	32
Municipal Taxes (2024)	\$110,645.81
School Taxes (2023)	\$1,707.68 (Land Only)
Asking Price	\$5,500,000

# RESTAURANTS & COMMERCES 1 Couche-Tard 2 McDonalds 3 Walmart 4 Marcréno 5 Metro Plus

### **PARKS & LEISURE**

1 Fernard-Seguin Ecological Centre

Crème Glacée Walker's Ice Cream

2 Park Jean-Boyer

3 Park Alfred-Dorais

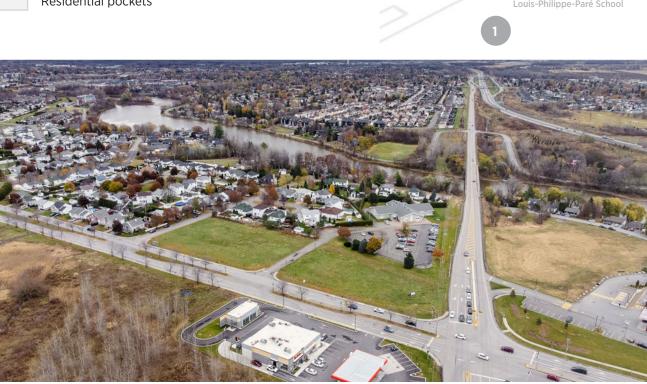
### **MAJOR TRANSPORTATION**

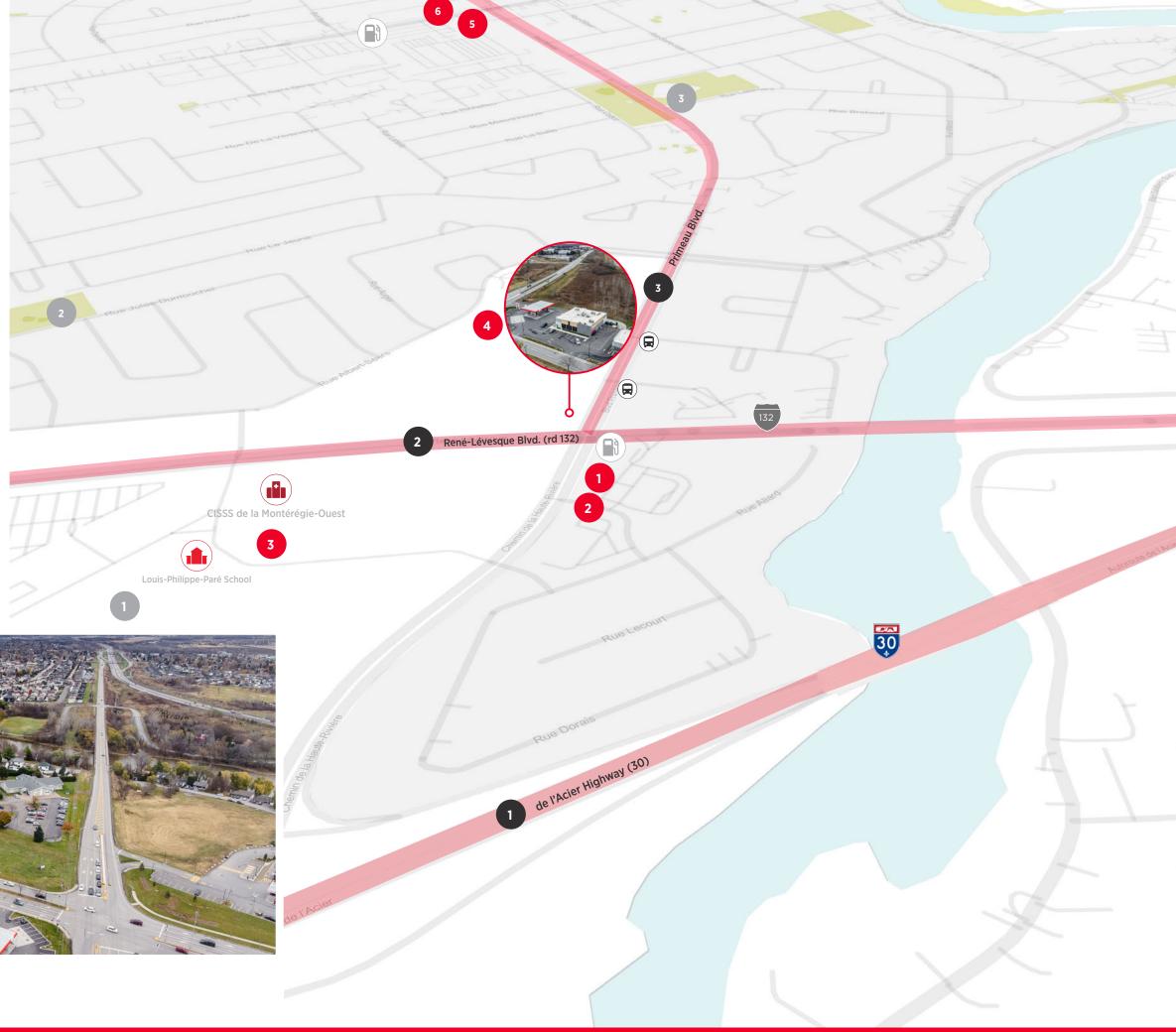
1 Highway 30

2 Road 132

Primeau Boulevard

Residential pockets





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### **LOCATION HIGHLIGHT**

Gas station service centre in close proximity to Highway 30 on the South Shore of Montreal, and a 30-minute drive to downtown Montreal. Located in the growing municipality of Châteauguay, adjacent to established residential neighbourhoods, Walmart Supercentre, schools, hospital and sporting complex.

### TRAFFIC COUNT



Rd. 132 approx. 10,000 cars per day



Highway 30 > 40,000 cars per day

### **POPULATION**



Châteauguay **50,815** 



Mercier **14,626** 





### WITHIN 3 KM RADIUS



35,742 Total Population



\$80,255
Median Household Income



44 Median Age

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### **GALLERY**







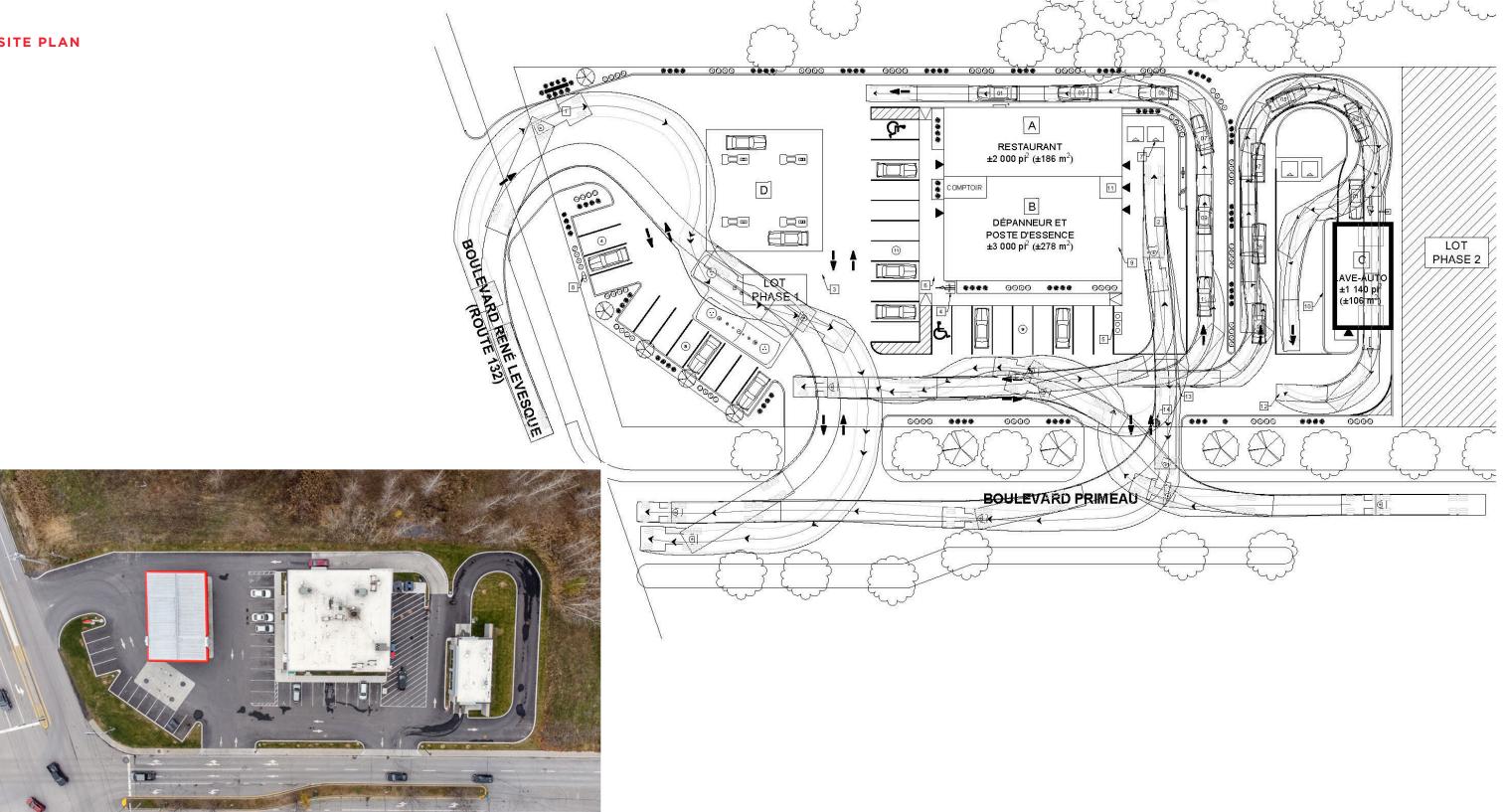






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### CONTACT

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