

# 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 (2023)	
Land Only	\$30,275.80
School Taxes (2023)	
Land Only	\$1,707.68



RESTAURANTS & COMMERCES

- 1 Couche-Tard
- 2 McDonalds
- 3 Walmart
- 4 Marcréno
- 5 Metro Plus
- 6 Crème Glacée Walker’s Ice Cream

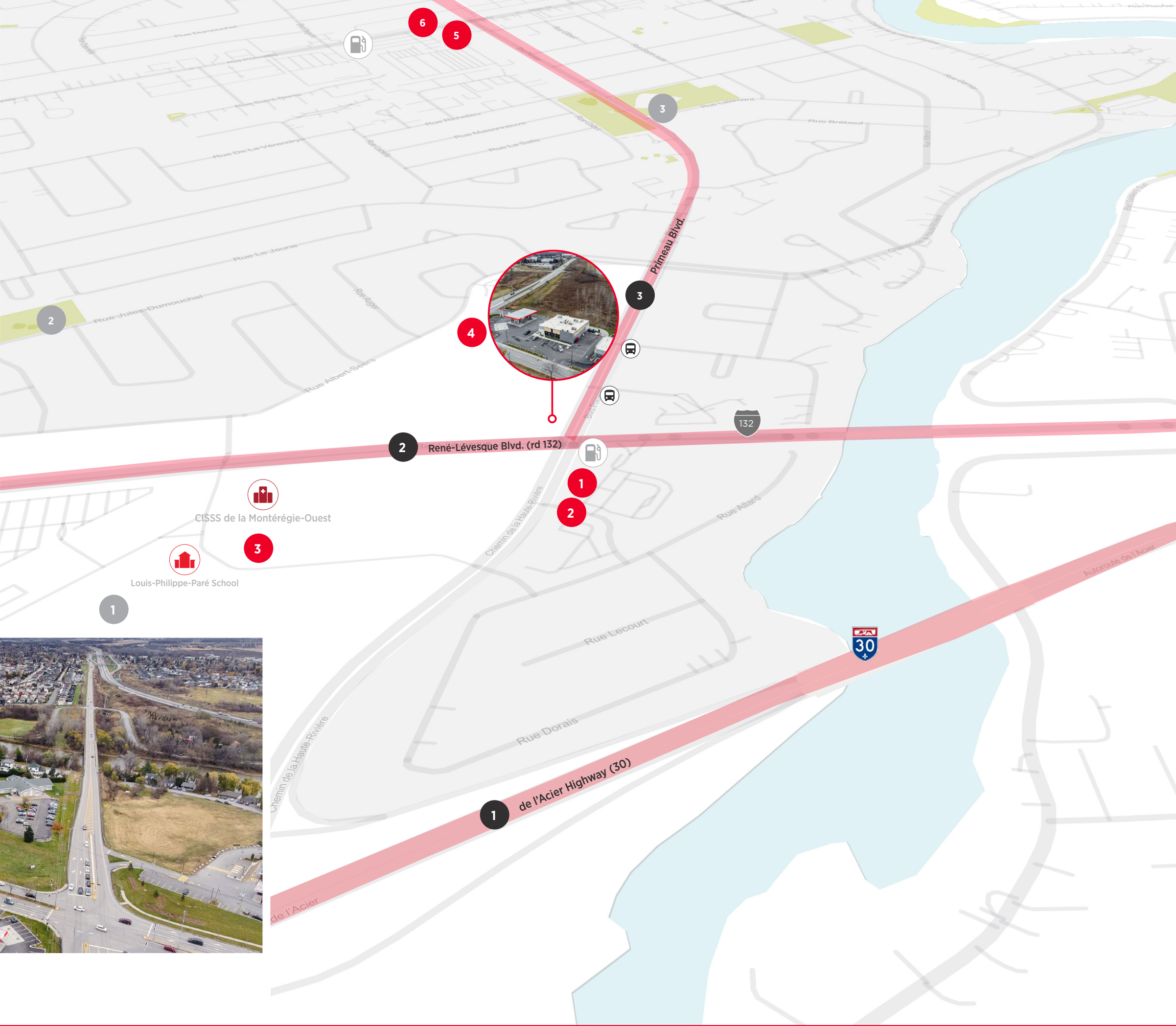
PARKS & LEISURE

- 1 Fernard-Seguin Ecological Centre
- 2 Park Jean-Boyer
- 3 Park Alfred-Dorais

MAJOR TRANSPORTATION

- 1 Highway 30
- 2 Road 132
- 3 Primeau Boulevard

Residential pockets







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

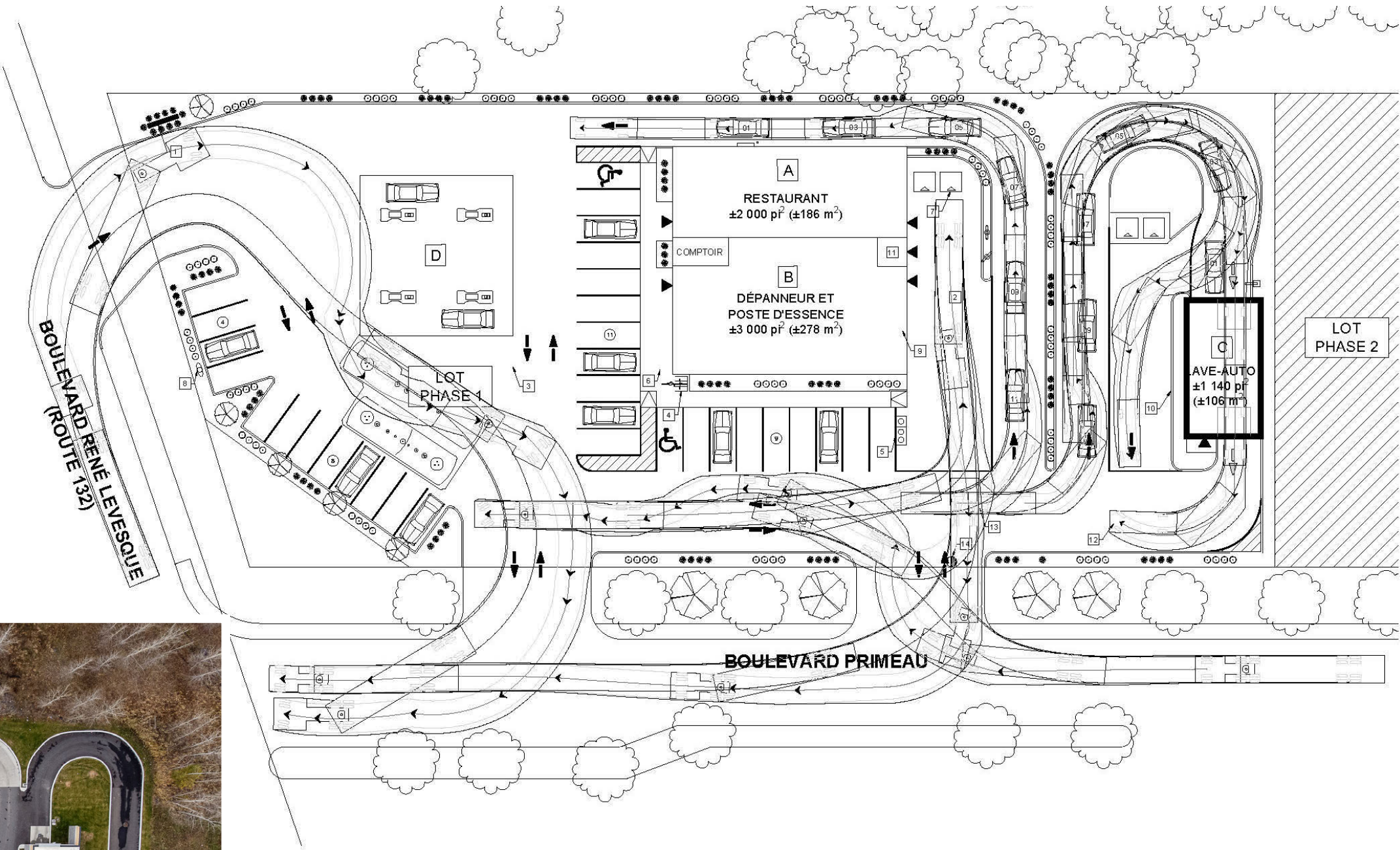


GALLERY





SITE PLAN







## CONTACT

For additional information please contact the listing brokers.

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