

# 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** Couche-Tard McDonalds Walmart Marcréno Metro Plus

# **PARKS & LEISURE**

Fernard-Seguin Ecological Centre

Crème Glacée Walker's Ice Cream

Park Jean-Boyer Park Alfred-Dorais

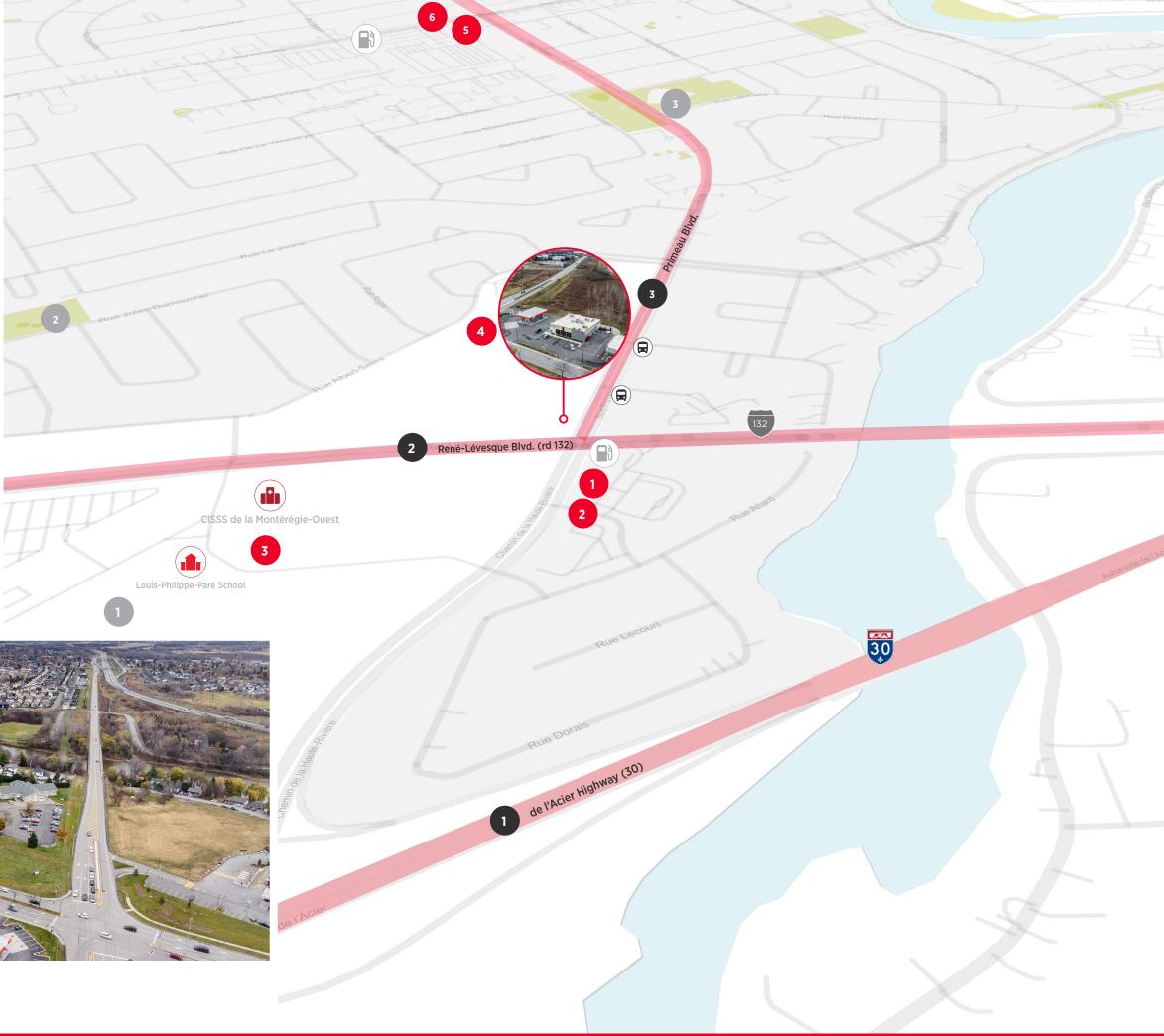
### **MAJOR TRANSPORTATION**

Highway 30

Primeau Boulevard

Road 132





#### **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

6 Cushman & Wakefield National Capital Markets Group

## **GALLERY**







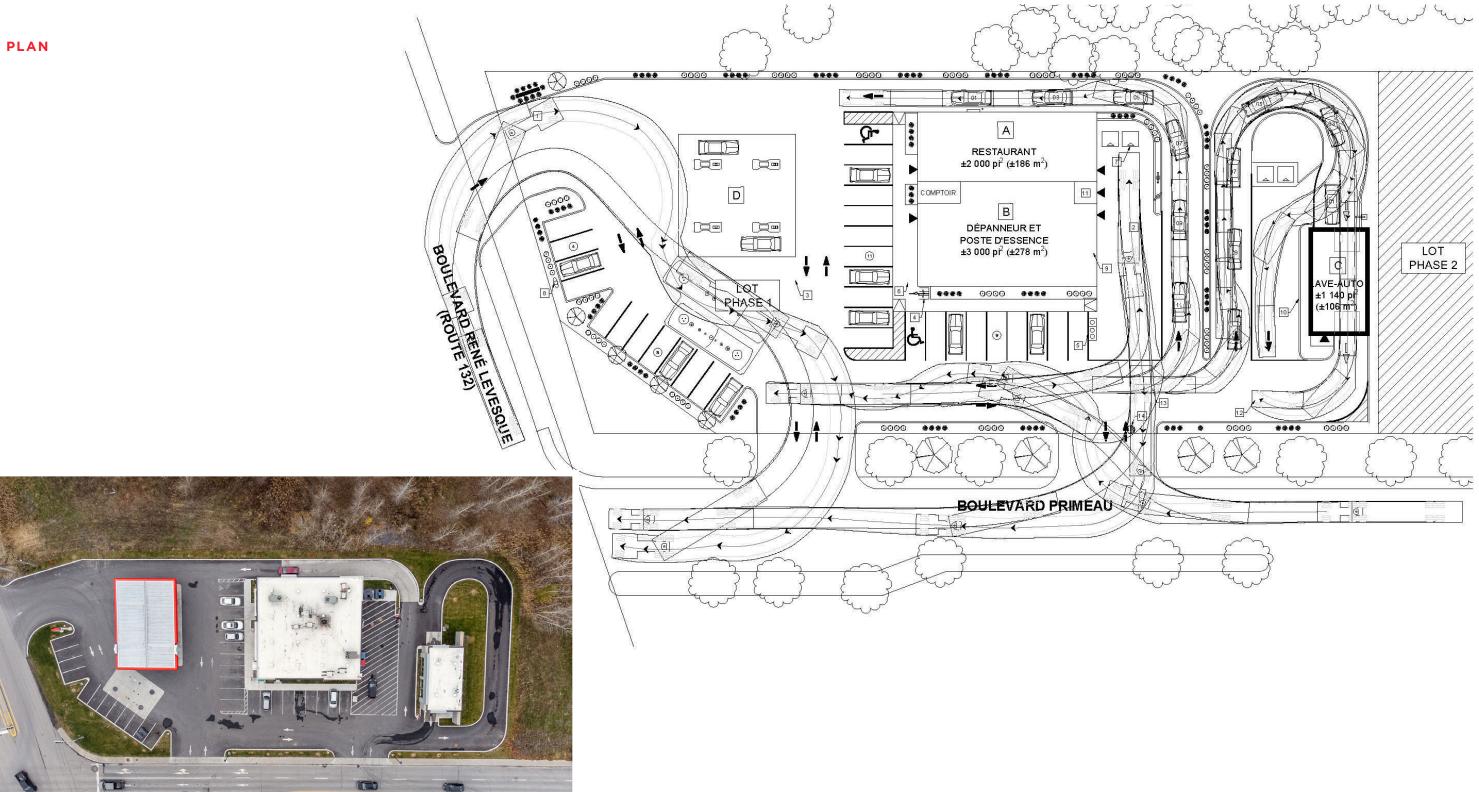






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