

FOR SALE

PMML

13729 DU CURE-LABELLE | MIRABEL

AREA : 21,123 SQ FT



Chantal Bergeron

Real Estate Broker

📞 514-771-6878

✉ chantal.bergeron@pmml.ca

Produced on: October 13, 2026

BUILDING TYPE

Detached

BUILDING CATEGORY

Recreational installations

PROPERTY DESCRIPTION

This 21,123 sq. ft. commercial building, spread over two levels (10,173 sq. ft. on the ground floor and 10,950 sq. ft. on the second floor), is situated on a spacious 43,968 sq. ft. lot, offering excellent development potential and ample parking.

A ground-level loading dock facilitates receiving and delivery operations while also being suitable for light storage needs. Thanks to the variety of uses permitted under the zoning regulations, the building presents an excellent opportunity for an owner-occupier or an investor.

HIGHLIGHTS

- ✓ Prime location on Boulevard du Curé-Labelle (Route 117)
- ✓ Excellent visibility and high foot traffic
- ✓ Less than 5 minutes from Highway 15
- ✓ Dynamic, rapidly growing commercial corridor
- ✓ Close to Premium Outlets Montréal and numerous amenities
- ✓ Served by EXO public transit
- ✓ Sought-after Saint-Janvier neighborhood in Mirabel

ASKING PRICE :

\$3,900,000

+ GST/PST

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Roof: Renovated in two phases (2016 and 2017).

Refreshed exterior appearance: Exterior metal siding repainted in 2019.

History: Built in 1960; a second floor was added in 1988;
a bar area was added in 1999.

ADDITIONAL INFORMATION

Parking capacity: 88 on-site parking spaces, a major asset for handling high foot traffic.

Current layout: The bowling alley's current layout spans two floors, offering a variety of functional spaces. On the ground floor, a series of bowling lanes is located directly to the right of the entrance. To the left, a bar area equipped with pool tables stands out thanks to its glass garage doors installed on the front facade and at the front corner—perfect for creating a unique summer atmosphere through a concept of an indoor terrace that is both covered and open. Taking the central staircase leads first to a landing above the bar section, which houses a spacious room and an administrative office. Finally, the second landing leads to a space combining a snack bar area and additional bowling lanes.

Commercial zoning: C 7-34, offering great flexibility of use

Terms of sale: The sale is made with the legal warranty of quality and title.



13729 du Cure-Labelle, Mirabel

Main attractions of the sector

- Montréal-Mirabel International Airport
- Premium Outlets
- Le Blainvillier Golf Club
- Cultural Center
- Val D'espoir Complex Arena
- Mirabel High School
- Blainville Arena



BUILDING DESCRIPTION

General Information

Cadastral number 2655342, 2655351

Total Municipal Assessment

Cadastre 2655342, 2655351

Total Municipal Assessment 2 784 600\$

Municipal Land Assessment 1 185 300\$

Municipal Building Assessment 1 599 300\$

Construction

Clearance Height GF: 8'-10' | 2nd: 9'-11'

Number of Storeys 2

Type of Building Detached

Type of Construction Steel structure and wood

Year of Construction 1960

Building Dimensions 94,3' x 130,9'

Built in 1960; second floor added in 1988; bar area added in 1999. 1999: Exterior cladding 2016–2017: Roof repair on the bowling alley section

Electromechanical System

Lighting Incandescent and fluorescent

Fire System The fire alarm system is connected to a control panel via a cellular network.

Existing Facilities Bowling alley

Parking

Type of Parking Exterior

Number of Parking Spaces 88 parking spaces

Area

Gross Area 21 123 sq. ft.

Leasable Surface Area 21 123 sq. ft.

Land Surface Area 43 968 sq. ft.

Building Area 21 123 sq. ft.

Average Surface Area / Unit 10 562 sq. ft.



FEATURES

Plumbing

Copper and ABS piping with standard fittings

Heating System

Ground floor: oil-fired heating system / 2nd floor: + storage, gas-fired heating system

Exterior Siding

Aggregate cladding, painted steel sheet, and brick

Condition of Roof

2016-2017, Flat roof with a tar-and-gravel covering

Hot Water System

Electric water heater

Environmental Report

Update to be done

Service Contract

To be verified

Electrical Panels

2 panels: 240 V/600a and the second 600 V (three-phase 345 V).



