

376 - 390 CURÉ-LABELLE CHOMEDEY

AREA : 18,084 SQ. FT.

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Multi-Tenant Property

PROPERTY DESCRIPTION

This property offers excellent frontage along the high-traffic Curé-Labelle boulevard and features private rear parking. Three stable tenants are currently in place (two daycares and a fitness centre), with over 8,000 sq. ft. of vacant leasable space offering immediate value-add potential. Zoned for mixed-use development up to 8 storeys, the site is also well-suited for a redevelopment project with ground-floor commercial and residential units above.

HIGHLIGHTS

- ✓ Development potential up to 8 storeys – T6.2 zoning
- ✓ Stable income from three existing tenants (daycares + gym)
- ✓ 8,000+ sq. ft. of vacant space ready to lease
- ✓ Dense, service-rich, and highly accessible urban sector

ASKING PRICE :

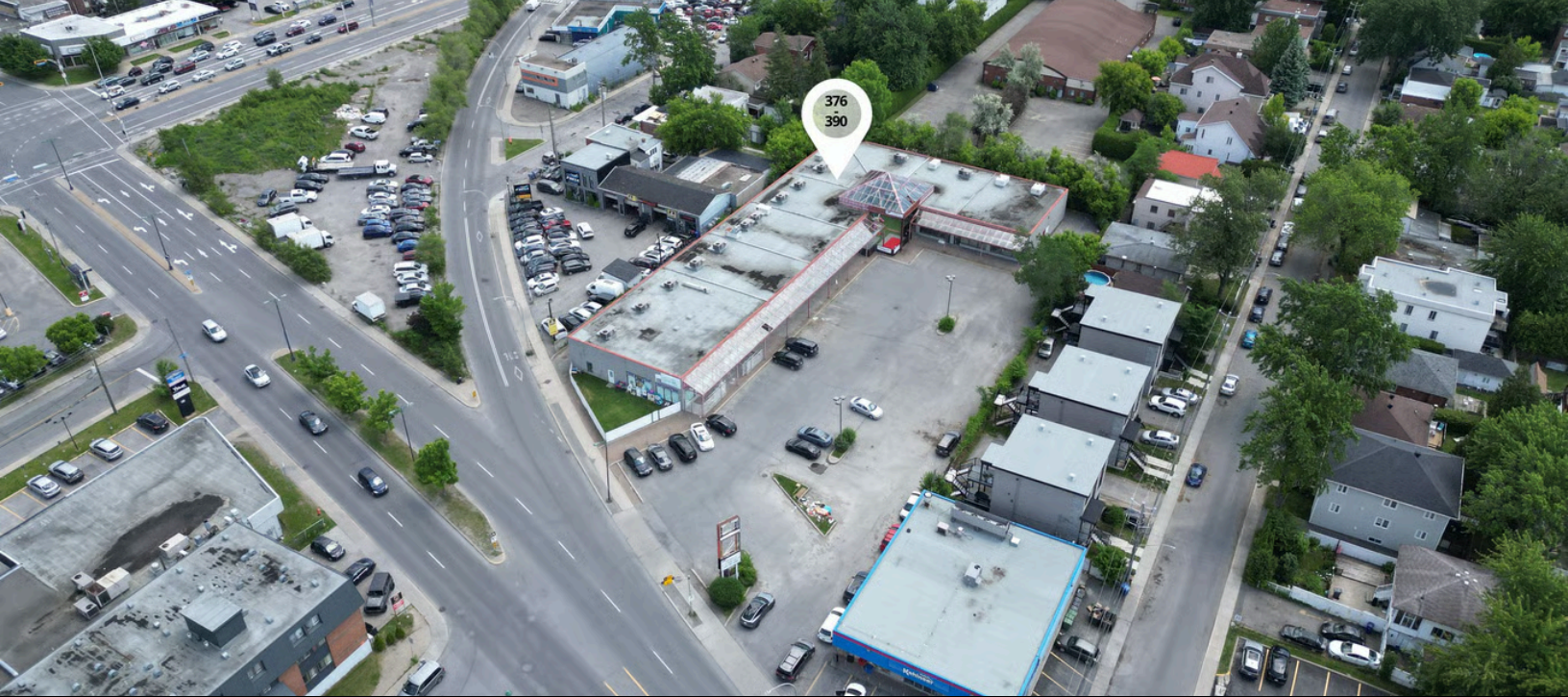
\$5,250,000

+ GST/PST

ADDITIONAL INFORMATION

The sale is made without legal warranty of quality to the risks and perils of the buyer.

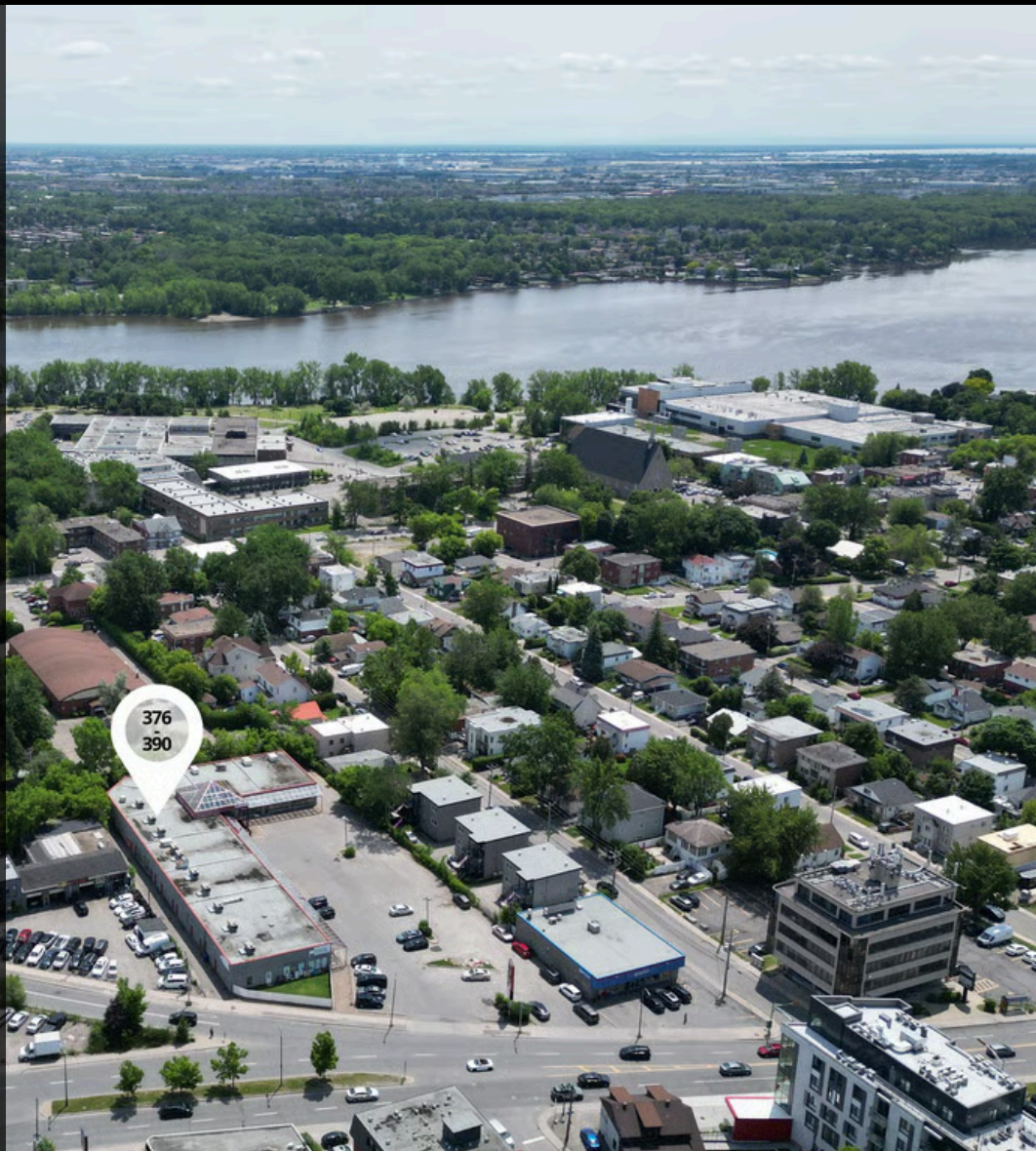
Electric baseboard along perimeter walls.



376 - 390 Curé-Labelle, Chomedey

Main attractions of the sector

- Located on a busy commercial boulevard in Chomedey, this site enjoys strong visibility and easy access via major roads and public transit. The area is urban, dense, and surrounded by a healthy mix of retail, restaurants, parks, schools, and institutional uses.
- The location is ideal for a mixed-use development or an investor aiming to attract stable long-term commercial tenants.



BUILDING DESCRIPTION

General Information

Cadastral number	1 637 670
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Total Municipal Assessment

Cadastre	1 637 670
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Total Municipal Assessment	2 529 800 \$
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Municipal Land Assessment	\$ 1 084 800
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Municipal Building Assessment	\$ 1 445 000
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Construction

Number of Storeys	1
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Type of Building	Detached
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Type of Construction	Steel structure on concrete slab
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Year of Construction	1986
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Features

Plumbing	Copper / ABS
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Condition of Roof	Elastomer Replaced in 2018 and 2019
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Electrical Panels	Circuit breakers
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Exterior Siding	Bricks
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Condition of Doors/Windows	To be verified
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Electromechanical System

Lighting	To be verified
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Fire System	Fire alarm panels in the three tenant locals
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Security System	Security cameras
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Existing Facilities	Daycare (Units 376 and 384), Fitness Centre (Unit 378-380)
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Parking

Type of Parking	Exterior
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Number of Parking Spaces	54 spaces
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Area

Gross Area	18 084 sq.ft.
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Leasable Surface Area	18 084 sq.ft
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Land Surface Area	58 266 sq.ft.
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Building Area	18 084 sq.ft.
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Average Surface Area / Unit	3 014 sq.ft
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FEATURES

Plumbing

Copper / ABS

Heating System

Natural gas and electric HVAC
units

Exterior Siding

Bricks

Condition of Roof

Elastomer | Replaced in 2018 and
2019

Hot Water System

Indepedant tanks

Environmental Report

Updated to be done

Service Contract

To be verified

Electrical Panels

Circuit breakers

Condition of Doors/Windows

To be verified

REVENUE

	yearly	\$ / PI²
Commercial	\$427,788	\$23.66
Lockers		
Parking		
Recovery	\$21,890	\$1.21
Total Revenues	\$449,678	\$24.87
Expenses recovery	yearly	\$ / PI²
General Recovery		
Tax Recovery		
Insurance Recovery		
Maintenance Recovery		
Total expenses recovery		
Total Gross Income	\$449,678	\$24.87
Vac. / Bad debt	\$13,490	\$0.75
EGR	\$436,188	\$24.12

EXPENSES

	Calc.	yearly	\$ / PI²
Administration	Real	\$8,724	\$0.48
Management Fees	Current	\$10,995	\$0.61
Municipal Taxes	Current	\$69,493	\$3.84
School Taxes	Current	\$2,026	\$0.11
Insurance	Current	\$10,837	\$0.60
Electricity	Current	\$756	\$0.04
Heating			
Snow Removal	Current	\$6,636	\$0.37
Elevator			
Lawn	Current	\$1,680	\$0.09
Structural Reserve	Real	\$4,362	\$0.24
Janitor	Estimated	\$10,995	\$0.61
Maintenance	Real	\$8,724	\$0.48
WiFi			
Heat Pump			
Waste Container	Current	\$3,463	\$0.19
Total Expenses		\$138,690	\$7.67



