

FOR SALE

1005
Boulevard du
Seminare Nord,
Saint-Jean-sur-Richelieu

Commercial Strip Center



Total area (ft²)

Building area: 37,000 S.F.

Land area: 76,154 S.F.

Investment Highlights

- Attractive 37,000 SF retail and office plaza center
- New long term tenants: Ubreak, Sushi Shama, Domino Pizza, Tassot Creole, Vap Shop, Boustan and more
- Recent renovations: new facades, elevator, refresh common and lobby area
- Excellent on-site parking 145 parking space
- Superb location with high traffic boulevard
- With 42% vacancy there is tremendous upside.
- Financial (2020)
 - Effective Gross Revenue: \$442,715.52
 - Operating expense: \$192,000.00
 - NOI: \$250,715.52
- Asking sale price \$6,000,000.00



Investment Opportunity

- Strong, diversified national and regional tenantmix
- Well positioned within Saint-Jean-sur-Richelieu main retail hub
- Professionally owned and managed
- Benefits from both local population and seasonal tourist draw
- Qualify buyers must sign CA to obtained detail financial information.

Minh-Nhut (Michael) Nguyen

Courtier immobilier-commercial / Real Estate Broker-commercial

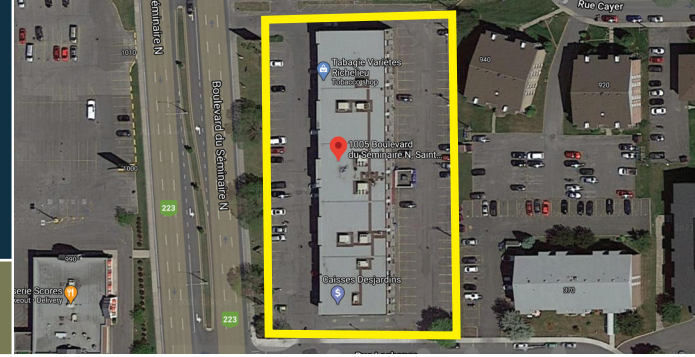
5415 Pare, suite 109, Mont-Royal, Qc, H4P 1P7

Tél: 514.969.5828 | mnguyen@reconrealties.com | www.reconrealties.com

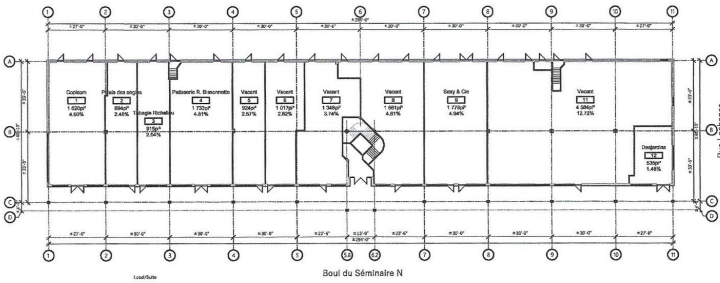


FOR SALE

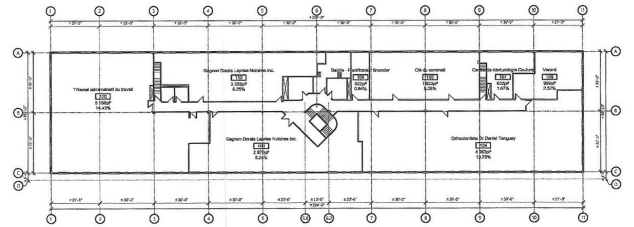
Floor Plan



Plan du Rez-de-Chaussée



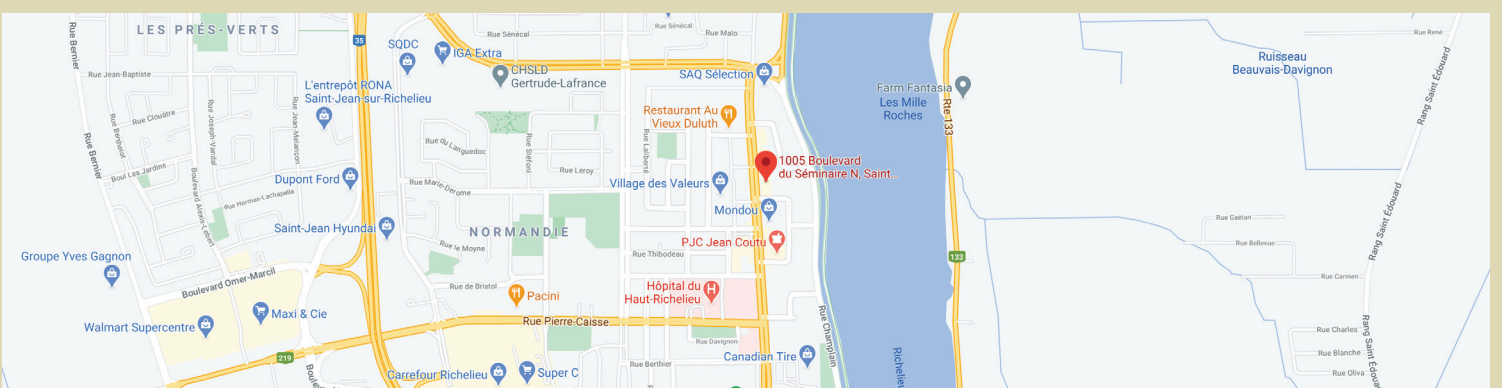
Plan du 2ième étage



1005 Boulevard du Séminaire Nord, Saint-Jean-sur-Richelieu



Statements contained herein are based on information by sources we deem reliable, but for which we assume no responsibility and no warranties are made or implied. This submissions is made subject to errors, omissions, changes, prior sale or lease or withdrawal from the market without notice.



Minh-Nhut (Michael) Nguyen

Courtier immobilier-commercial / Real Estate Broker-commercial

5415 Pare, suite 109, Mont-Royal, Qc, H4P 1P7

Tél: 514.969.5828 | mnguyen@reconrealities.com | www.reconrealities.com

