



515-521 St-Charles-Borromée St. | 67-75 Papineau St., Joliette, QC

Commercial opportunity

Retail Strip For Sale in Joliette

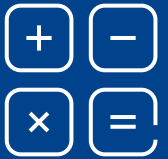
Welcome to 515-521 St-Charles-Borromée Steet, a 4-unit multi-tenant retail investment with lots of exposure along Papineau and Saint-Charles-Borromée streets. The three points of ingress/egress allow retailers convenient access along three streets and benefits from the traffic generated by the Petro-Canada across the street. The prospective buyer will obtain a fully rented investment with stable, long-term covenants. Three of the tenants (Allô! Mon Coco, Columbus, and Mr.Puffs) are restaurants focusing on breakfast, baked goods, and desserts. The total daytime population, within a 2km radius, allocates 15% of their disposable income to restaurants with \$104 million out of \$692 million.

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Property Overview



Tenants



Allô! Mon Coco



Mr. Puffs



Columbus



Bell

	Allô! Mon Coco	Mr. Puffs	Columbus	Bell
Annual Rent	\$128,268	\$43,026	\$60,620	\$77,406
Area	4,072 SF	1,212 SF	2,165 SF	2,716 SF
Lease	Sept. 2017 - Aug. 2027	May 2018 - April 2028	May 2023 - May 2033	Feb. 2018 - Jan. 2028

Building Information

Civic Address	67-75 PAPINEAU 515-521 ST-CHARLES-BORROMÉE
Lot	3 563 829
Location	Papineau Street and Saint-Charles-Borromée Street North
Building Area	10,165 SF
Land Area	55,223 SF

City Taxes 2021

Municipal Taxes	\$42,403
School Taxes	\$2,253
Total Value of Assessment	\$2,278,040

Total Gross Rent

Total Rental: \$309,320

Vacancy: -\$9,280

Effective Gross Rent: \$300,040

Total Expenses

Municipal Taxes (2022): \$42,403

School Taxes (2021-22): \$2,253

TOTAL Expenses: \$68,756

Net Operating Income

\$231,284

\$3,899,000
Sale Price




 **Population**
23,442

 **Employment rate**
92%

 **Average income**
\$64,030

 **Average Spent**
\$692,863,755

 **Joliette Airport**
9-min Drive

 **Highway Access**
131 & 343



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