



8600-8610 BOUL. NEWMAN
2 commercial units with AAA tenants

FOR SALE

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IMMEUBLES GLORIA
Real Estate Agency

THE OFFERING

8600-8610 BOUL. NEWMAN

Immeubles Gloria (the "Agency") is pleased to represent 9372-4904 Québec Inc. (the "Seller") to offer for sale, on an exclusive basis, a commercial property located at 8600-8610 Boulevard Newman, Montréal (LaSalle), Québec, H8N 1Y5 (the "Property").

This offering presents an opportunity to acquire a commercial building completely renovated in 2010, located on a ± 42,600 SF lot, nestled on the bustling Boulevard Newman in the LaSalle neighborhood. The two AAA tenants, RBC and Matelas Bonheur, have been tenants for over 10 years. The leases are Triple Net and require very little management from the owner.



IDENTIFICATION

8600-8610 BOUL. NEWMAN

Address	8600-8610 Boul Newman, Montréal (LaSalle), Québec, H8N 1Y5
Legal description	Lot 1 451 013 Cadastre du Québec
Zoning	Zone 10-01 Usage C1, C3 (Retail and service, light arterial)
Construction year	1980 Renovated in 2010
Lot size	± 42 600 SF
Rentable size	11 112 SF (1 floor)
Units details	8600 Newman : 7 080 SF RBC 8610 Newman : 4 032 SF Matelas Bonheur
Lease type	Triple Net
Parking	± 47 exterior spaces



ASKING PRICE : \$6,750,000 + taxes



DETAILS

8600-8610 BOUL. NEWMAN

CITY ASSESSMENT 2023-2025

Land value	1 563 500 \$
Building value	4 497 200 \$
TOTAL VALUE	6 060 700 \$

EXPENSES

Municipal taxes	175 829 \$	2024 100% recoverable
School taxes	5 119 \$	2024-2025 100% recoverable
Insurance	7 500 \$	2024 estimated 100% recoverable
Professional fees	4 800 \$	2024 estimated 100% recoverable
Repairs and maintenance	12 064 \$	2024 estimated 100% recoverable
Administration	1 687 \$	10% of CAM are recoverable
TOTAL EXPENSES	207 000 \$	2024 estimated 100% recoverable

RECENT CAPITAL EXPENSES

Roof	2019 (110,000\$) Elastomeric membrane
Façade	Side façade redone 2020
Heating/cooling	3 heat pumps out of 4 replaced in 2022
Electricity	Repairs 2019-2021

OTHER

Certificate of location	December 2018
Environmental report	Phase 1 (2018-10) Phase 2 (2018-11)

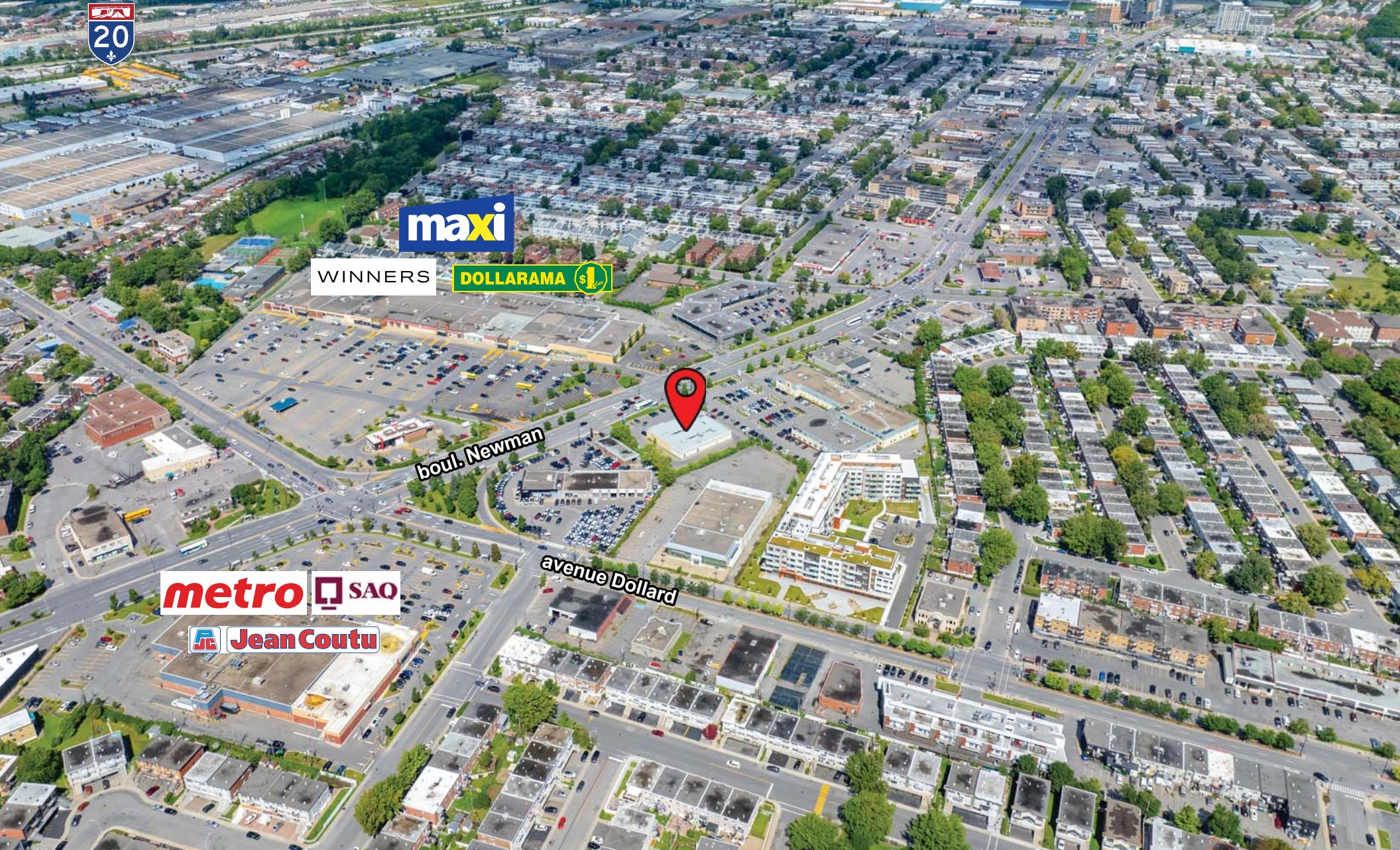


RENTAL LIST

#	Tenants	Size	Tenant since	Lease start	Lease end	Option	Lease type	Additional rent (annual)	Additional rent (\$/SF)
8600	Royal Bank of Canada	7 080 SF	2011-02-01	2023-02-01	2028-01-31	2 x 5 years	Triple Net	131 890 \$	18.63 \$/SF
8610	Matelas Bonheur	4 032 SF	2011-10-01	2021-10-31	2026-10-31		Triple Net	75 110 \$	18.63 \$/SF
TOTAL		11 112 SF						207 000 \$	18.63 \$/pi2

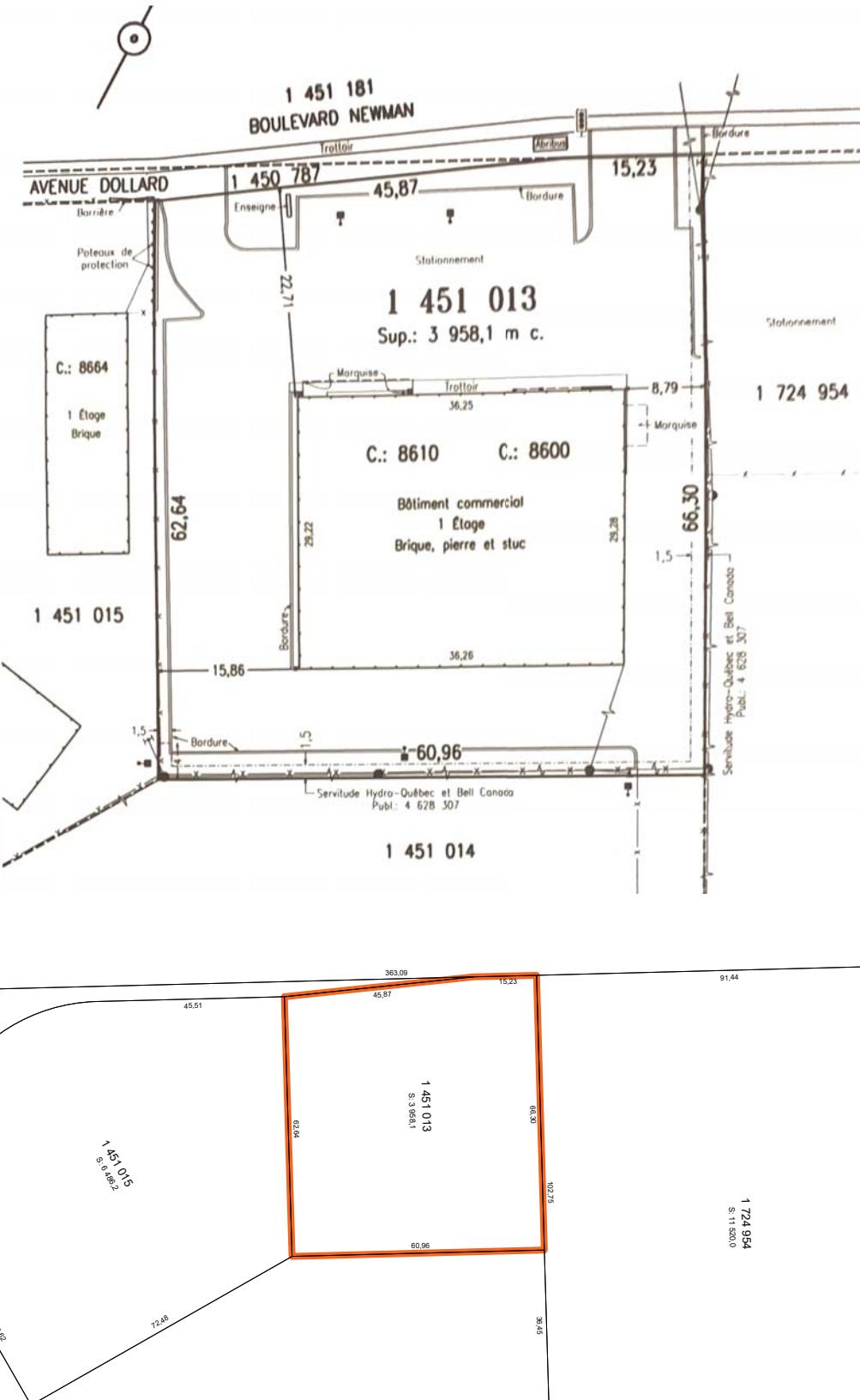
THE LOCATION

8600-8610 BOUL. NEWMAN



CERTIFICATE OF LOCATION

8600-8610 BOUL. NEWMAN



PICTURES

8600-8610 BOUL. NEWMAN



DISCLOSURE

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This is not an offer or promise to sell that could bind the Seller to the buyer, but an invitation to submit promises to purchase.

This sale is made without any legal warranty of quality, on an “as is, where is” basis, at the buyer’s own risks.

The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable, but has not been verified. No warranty or representation, express or implied, is made as to the condition of the immovable referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the Seller. Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.

EXCLUSIVE BROKER

IMMEUBLES GLORIA COMMERCIAL INC.’s (the “Agency”) services have been retained in exclusivity by the Seller for the sale of the Property. Since the Agency is bound by a brokerage contract with the Seller, it does not represent or defend the buyer’s interests. The prospective buyer acknowledges having been informed that the Agency represents solely the interests of the Seller, but must treat the prospective buyer fairly, i.e. they shall provide objective information relevant to the transaction, notably regarding the rights and obligations of all parties to the transaction. The prospective buyer also acknowledges having been informed of his right to be represented by another real estate broker through a brokerage contract to purchase. The Seller’s Agency shall not claim any remuneration or fees from the buyer. The remuneration of the Seller’s Agency shall be established in accordance with the brokerage contract signed by the Seller.

CONTACT US FOR MORE INFORMATION ABOUT THE PROPERTY.



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THE AGENCY

Immeubles Gloria is a leading real estate agency in the Greater Montreal area with over 30 years of experience specializing in investment properties (multi-residential, semi-commercial, and commercial). Known for our expertise in marketing and transaction management, we deliver transparent, professional service and strong financial guidance to help clients buy and sell with confidence.



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