

FOR SALE

1031 VICTORIA AVENUE, SAINT-LAMBERT, QUÉBEC

PROPERTY SPECIFICATIONS

Address	1031 Victoria Avenue, Saint-Lambert, Québec
Intersection	Victoria Avenue and Sir-Wilfrid-Laurier Boulevard / Highway 112
Year Built	2008
GLA	18,653 SF
Site Area	1.79 Acres
Parking	60 Stalls (3.21 per 1,000 SF)
WALT	10.8 years remaining

Investment Highlights

- 1031 Victoria Avenue is a freestanding pad fully leased to Pharmaprix, an established 'AAA' covenant tenant with 10.8 years remaining on the lease.
- The property is located in the Montréal suburb of Saint Lambert near other national retailers that offer daily needs retail. It is also situated close to Charles LeMoigne Hospital which draws in many visitors to this suburban Montréal location.
- The site offers additional development opportunities with a potential 2,000 SF foot pad at the Victoria Avenue entrance.

THE OFFERING

JLL's National Retail Investment Group is pleased to offer for a freestanding Pharmaprix located in the Montréal suburb of Saint Lambert, Québec. The Property totals 18,653 SF and is situated on a generous 1.79 acre corner lot, at the intersection of Victoria Avenue and Sir-Wilfred-Laurier Boulevard / Highway 112. The site is well designed with high visibility from two busy thoroughfares and offers ample parking and multiple access points.

The Property is fully leased to Pharmaprix, one of Canada's top national brands and an established 'AAA' covenant tenant. With over 10 years remaining on the lease, this asset offers an investor a stable, long term holding that is well located on the main commercial road in an established residential community. In addition, the site allows for an additional development opportunity for a 2,000 SF retail pad. Negotiations are ongoing with a potential tenant for this pad.

SITE PLAN



Downtown
Montréal

IGA
DOLLARAMA

1031 Victoria Avenue
PHARMAPRIX

**ESPACE
RICARDO**

McDonald's

uniprix
provigo
CIBC



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