




Quebec Capital Markets

For sale

5345 St-Joseph Street
Trois-Rivières

Asking price : \$1,100,000

 **JLL** SEE A BRIGHTER WAY



The Opportunity

Located in Trois-Rivières at 5345 St-Joseph Street, this fully-leased, free-standing property presents an attractive investment opportunity. The 8,090 square foot building sits on 20,710 square feet of land and is leased to NAPA Traction, a well-established tenant within Canada's commercial automotive parts distribution network. This turnkey investment offers stable, predictable cashflow through a hands-off net lease structure. The property combines the security of a credit tenant with the benefits of a strategic industrial location, providing an ideal opportunity for investors seeking reliable income generation in a proven market sector.

4 years

To expiry

3 years

Renewal option

Traction operates 150 locations across Canada as a specialized division of NAPA, which maintains a network of 600 stores nationwide. While NAPA serves the broader automotive market, Traction focuses specifically on the distribution of heavy-duty truck and trailer parts, providing specialized expertise and inventory to meet the unique needs of commercial transportation fleets and heavy equipment operators throughout the Canadian market.

5345 St-Joseph Street

Zoning	
Zone	COL-2258
Permitted Uses	Professional services and offices (C3b), leisure and entertainment commerce (C5), services with constraints (C6b), religious institutions and funeral services (P1d), parks and green spaces (P2), conservation (P3)
Height (max)	12 floors
Rear Setback (min)	6 meters
Front Setback (min)	6 meters
Side Setbacks (min)	6 meters (sum of both 8 meters)

Municipal Assessment	
Land	\$221,300
Building	\$658,200
Total	\$879,500

Real Estate Taxes	
Municipal	\$19,668
School	\$569
Total	\$20,238



Characteristics

8,090

Building Size (sq. ft.)

20,710

Land Area (sq. ft.)

1 207 695

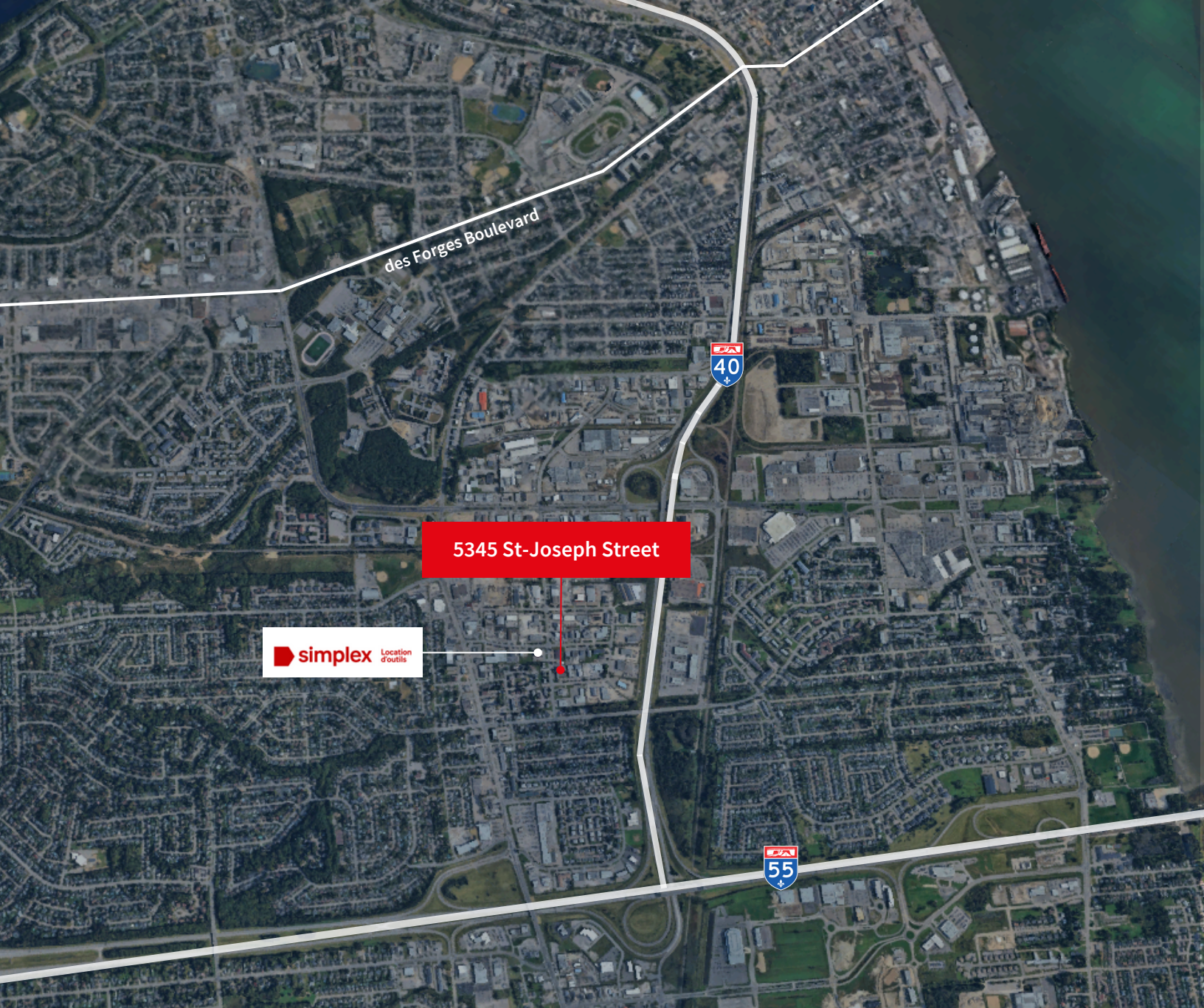
Lot Number

1

Floor

1985

Year Built



Location Overview

5345 St-Joseph Street benefits from an exceptional industrial location in Trois-Rivières, strategically positioned with direct access to major transportation corridors. The property is close to both Highway 40 and Highway 55, providing seamless connectivity to regional markets and distribution networks throughout Quebec and beyond. This prime positioning is further enhanced by its location directly across from Simplex, establishing the site within a recognized industrial corridor. The strategic highway access makes this an ideal location for distribution and logistics operations, offering efficient freight movement and easy access for commercial vehicles while maintaining visibility along this established commercial strip.

Get in touch

Bruno Brami*

Senior Vice President

bruno.brami@jll.com

+1 514 619 1884

*Real Estate Broker acting with the business corporation Bruno Brami Inc.

Sophie Nguyen*

Operations Manager

sophie.nguyen1@jll.com

+1 514 603 2768

*Commercial Real Estate Broker

This publication is the sole property of Jones Lang LaSalle and must not be copied, reproduced or transmitted in any form or by any means, either in whole or in part, without the prior written consent of Jones Lang LaSalle. The information contained in this publication has been obtained from sources generally regarded to be reliable. However, no representation is made, or warranty given, in respect of the accuracy of this information. We would like to be informed of any inaccuracies so that we may correct them. Jones Lang LaSalle does not accept any liability in negligence or otherwise for any loss or damage suffered by any party resulting from reliance on this publication. Any opinion or estimate of value of any asset in this presentation is based upon the high-level preliminary review by JLL. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice. JLL expressly disclaims any liability for any reliance on any opinion or estimate of value in this presentation by any party. Copyright © Jones Lang LaSalle IP, Inc. 2026