

3200

CURÉ-LABELLE BOULEVARD - LAVAL, QC

FOR SALE



MODERN PREMIER MEDICAL INVESTMENT PROPERTY

EXECUTIVE SUMMARY

JLL's Capital Markets team is pleased to offer for sale a 100% freehold interest in 3200 Curé-Labelle, a premier, recently constructed medical office building prominently located in Laval, Quebec. The offering consists of the 44,193 SF building on a private lot, coupled with a 35.90% undivided ownership share in the common parking lot. This structure represents a rare opportunity to acquire a high-quality, stable asset in a thriving economic hub with excellent visibility and access.

Constructed in 2013, 3200 Curé-Labelle is a dominant local medical hub anchored by a synergistic roster of high-quality tenants, including Clinique Medicale En Route, Dermapure Medecine Esthétique,

Kinatex Physio, and a Proxim pharmacy. The property is approximately 97% leased, predominantly to a captive medical and ancillary service tenant base, providing secure and predictable cash flow.

This offering presents investors with both stability and value-add opportunity. An incoming owner can immediately enhance revenue by leasing up the remaining 1,080 square feet of vacant space and capitalizing on future rental growth within a strong market.

3200 Curé-Labelle offers investors a compelling opportunity to acquire a modern, stable, and strategically located medical office asset with secure cash flow and tangible upside potential.

23
TENANTS

97%
OCCUPIED

44,193 SF
GLA

76%
MEDICAL TENANTS

2.1 Years
WALT

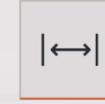
3
FLOORS



PROPERTY OVERVIEW



3200-3260
Curé-Labelle Blvd.
ADDRESS



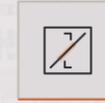
44,193
BUILDING SIZE (SF)



Laval, Chomedey
CITY, BOROUGH



23
TENANTS



110,185
LAND AREA (SF)



1
ELEVATOR



5 033 931
LOT NUMBER



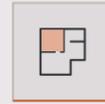
2013
YEAR BUILT

COMMON LOT



±195

SHARE PARKING STALLS



35.9%

UNDIVIDED OWNERSHIP SHARE



246,273

LOT AREA (SF)



5 033 933

LOT NUMBER



INVESTMENT HIGHLIGHTS



01. DOMINANT MEDICAL HUB WITH QUALITY TENANCY

This recently constructed medical building serves as a local medical hub. The property features a strong roster of quality, synergistic tenants, including Clinique Medicale En Route, Proxim, Dermapure Medecine Esthétique, and Kinatex Physio, which ensures a captive and stable client base.



02. STABLE AND PREDICTABLE CASH FLOW WITH VALUE-ADD OPPORTUNITY

The property is 97% leased, providing a secure and stable cash flow from its medical and ancillary service tenants. With only approximately 1,080 SF of vacancy, an incoming investor has an immediate opportunity to grow revenue through the lease-up of the remaining space and future rental growth.

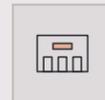


INVESTMENT HIGHLIGHTS



03. STRATEGIC LOCATION ON A MAIN COMMERCIAL ARTERY

The property is ideally situated on Curé-Labelle Boulevard, a high-visibility commercial corridor in Laval. It offers excellent accessibility, located near major highways 15, 13, and 440, and is surrounded by densely populated residential areas, a major industrial park, as well as an extensive selection of commercial amenities.



04. RECENTLY BUILT AND WELL-MAINTAINED PROPERTY

The property boasts a modern façade and quality finishes attracting tenants looking for premium spaces. The complex is well amenitized with ample parking for visitors. Built in 2013 the property has been maintained to institutional standards thus mitigating short term capital expenses.



05. THRIVING AND DIVERSE ECONOMIC HUB

Laval is Quebec's third-largest city and has grown into a major economic center with a resilient and diversified base that includes life sciences, manufacturing, and information technology. The area shows strong growth indicators, with a projected 5-year population increase of 5.0% and an average household income increase of 18%.



LOCATION OVERVIEW

Strategically positioned on the high-visibility Curé-Labelle Boulevard, the property benefits from its proximity to major highways (15, 13, and 440) and a wealth of surrounding amenities. Laval, Quebec's third-largest city, provides a robust and diversified economic backdrop with strong projected growth in population and household income, ensuring sustained demand for the property's services.

- 1 Prime location on Curé Labelle between the 15 and 13 / 440
- 2 23 KM from Downtown Montreal
- 3 On a main commercial artery in Laval close to major centers, densely populated residential areas.
- 4 Population within 5 KM radius: 191,372 in 2025



ABOUT LAVAL

As Quebec's third-largest city, Laval has successfully transitioned from a suburb of Montreal into a major economic center in its own right, offering a unique combination of strategic location, economic diversity, and a pro-business environment. Laval's economy is

not reliant on a single sector; instead, it boasts a resilient and diversified base such as Life Science and Biotechnology, manufacturing and food processing, information technology and an extensive offering in commercial and retail.

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FOR MORE INFORMATION

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