















# For Sale

Commercial Properties - Mixed Use

2095 Frank-Carrel Street, Québec  
650 Graham-Bell Street, Québec



# Property Overview - 2095 Frank-Carrel Street

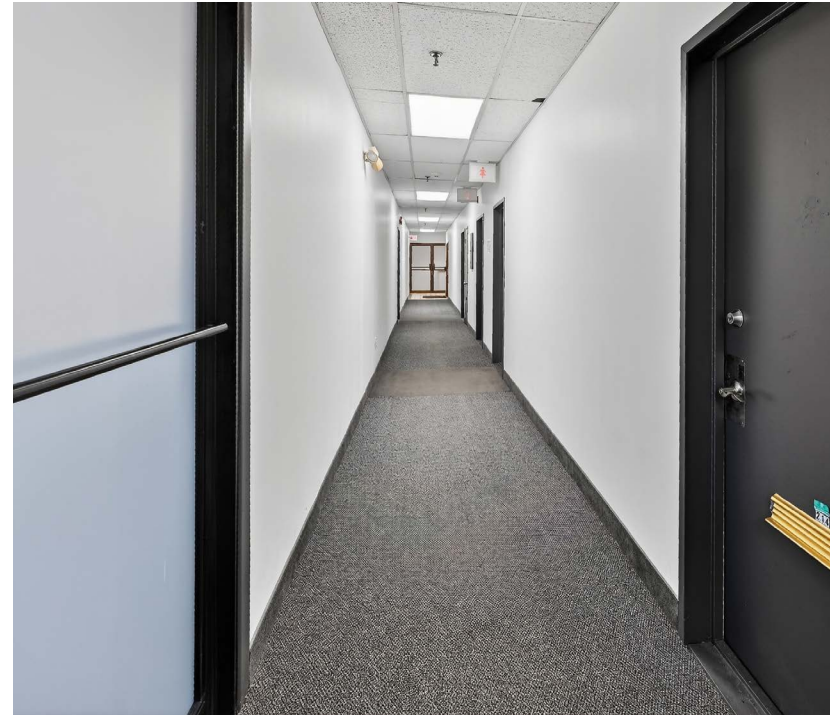
	Occupancy Type	Multi-tenant
	Number of Floors	Two (2)
	Land Area	77,760 SF
	Total Area	36,234 SF
	Ground Floor	24,586 SF
	Floor	11,648 SF
	Site Coverage Ratio	32%
	Year of Construction	1978
	Shipping	Ten (10) garage doors of varying heights and widths with loading dock
	Parking	Numerous outdoor spaces
	Zoning	32204Cc
	Permitted Uses	Commerce and Service, Public, Industry, Outdoor Recreation

## Financial Details

Contact us - available upon signing a non-disclosure agreement (NDA)

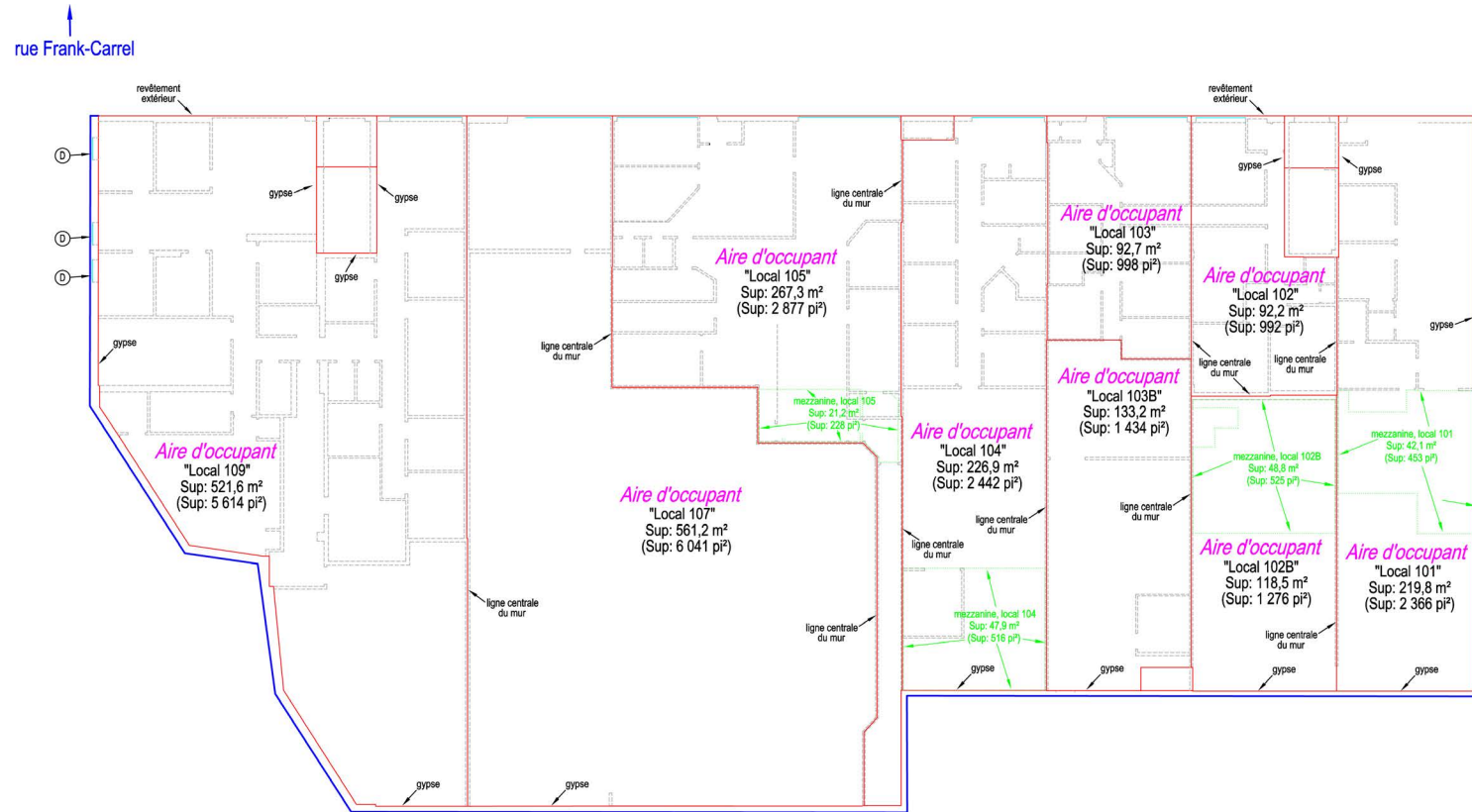


# 2095 Frank-Carrel Street - Photos

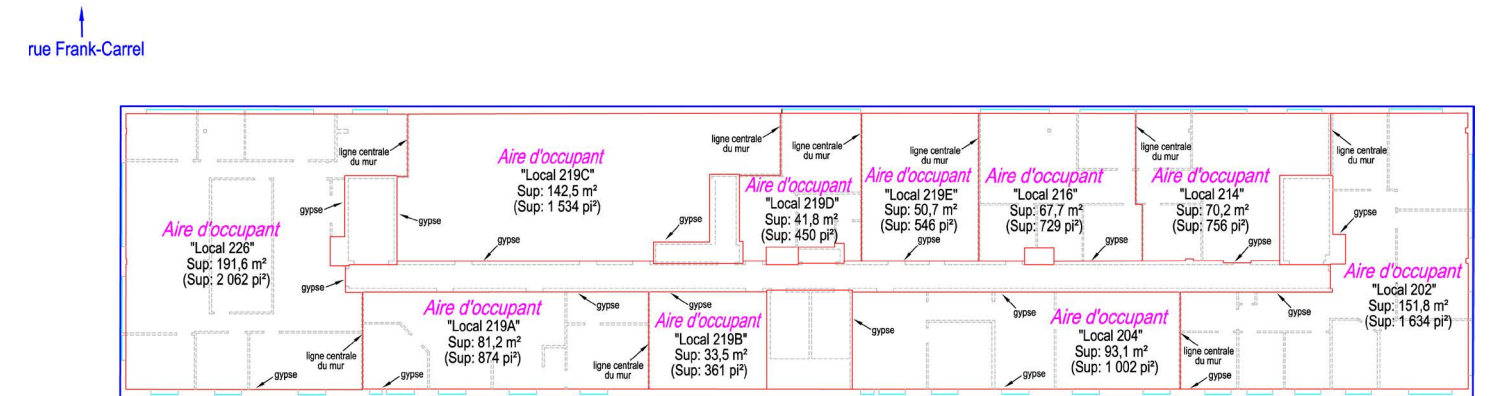


# 2095 Frank-Carrel Street - Plans













## 1<sup>st</sup> Floor



## 2<sup>nd</sup> Floor



# Property Overview - 650 Graham-Bell Street

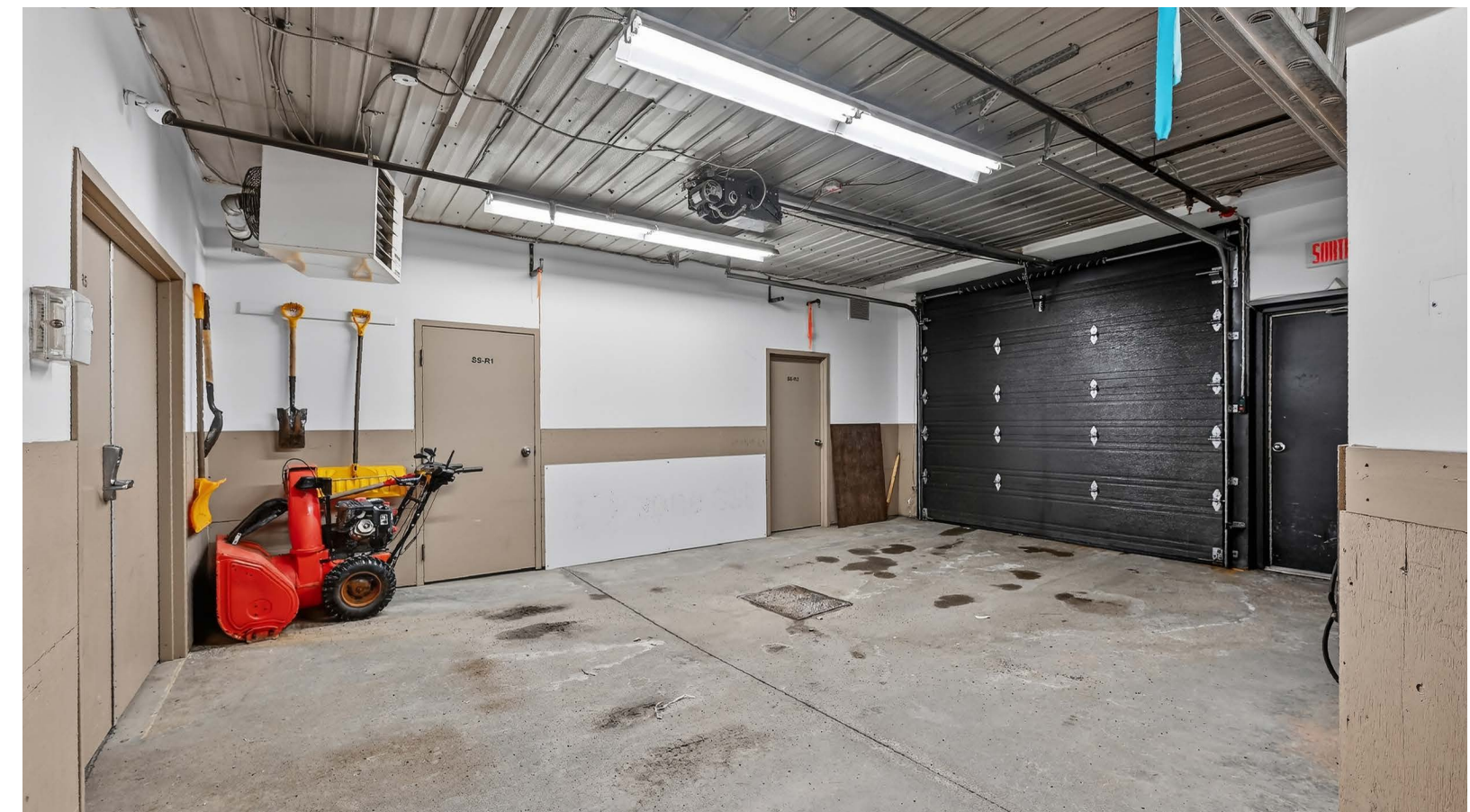
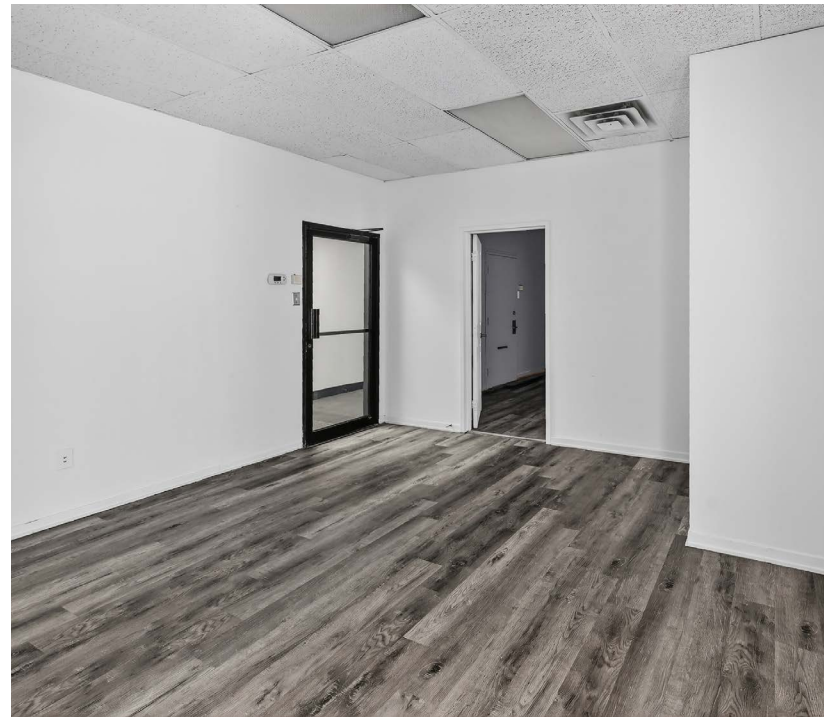
 Occupancy Type	Multi-tenant
 Number of Floors	Two (2) with a finished basement
 Land Area	32,106 SF
 Total Area	27,321 SF
 Basement	8,872 SF
 Ground Floor	9,354 SF
 Floor	9,095 SF
 Year of Construction	1980
 Site Coverage Ratio	29%
 Parking	Numerous outdoor spaces
 Zoning	32204Cc
 Permitted Uses	Commerce and Service, Public, Industry, Outdoor Recreation



## Financial Details

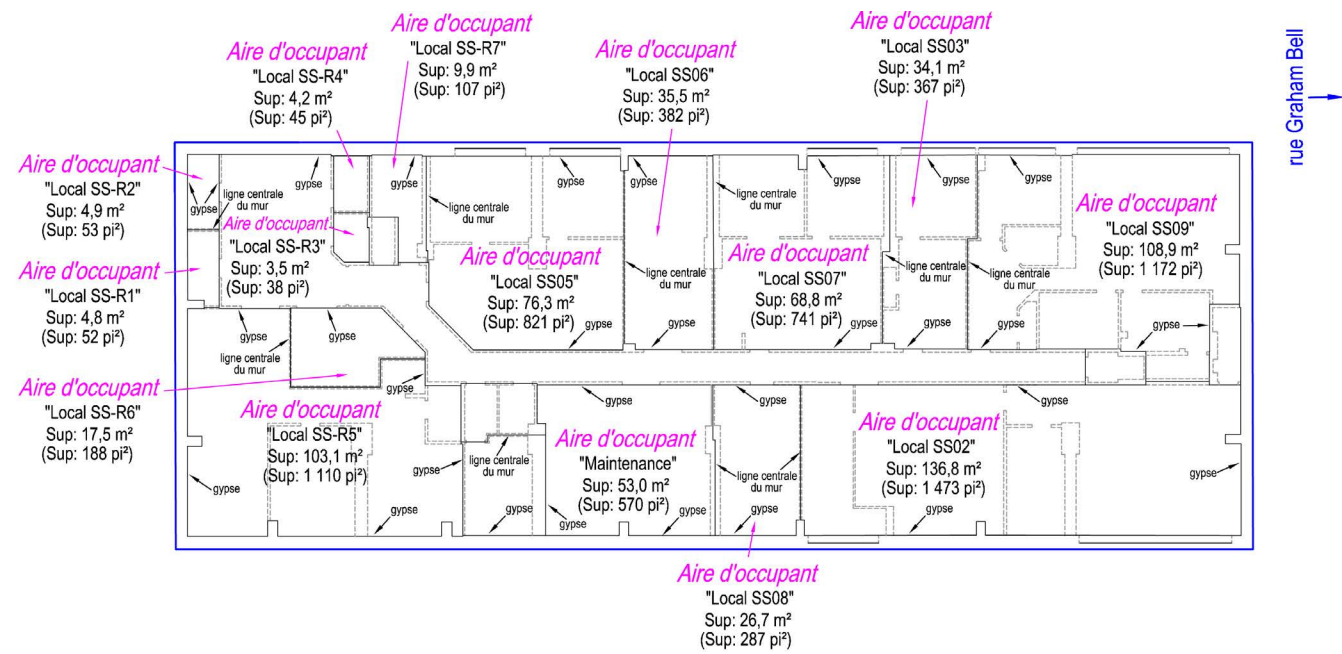
Contact us - available upon signing a non-disclosure agreement (NDA)

# 650 Graham-Bell Street - Photos

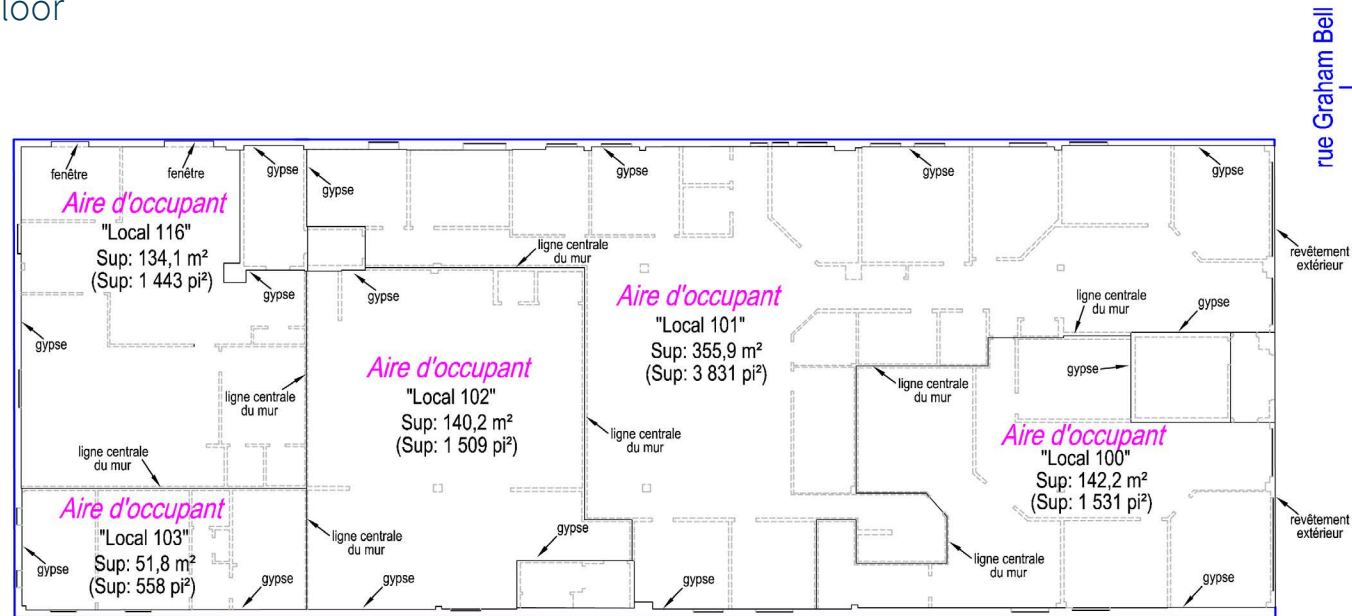


# 650 Graham-Bell Street - Plans

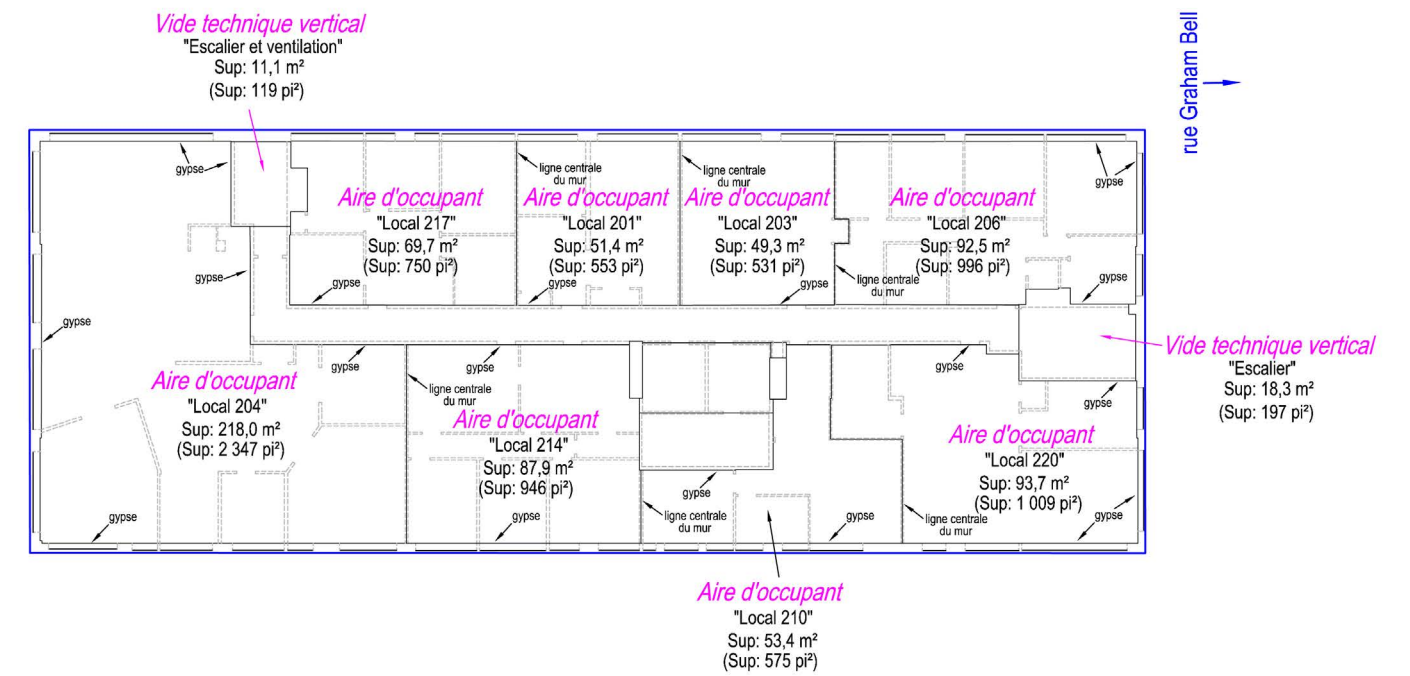
## Ground Floor



## 1<sup>st</sup> Floor



## 2<sup>nd</sup> Floor



# Geographic Location

## Strategic Location

These assets are ideally located in the heart of the Sainte-Foy sector in Québec City, a prime location favored by small and medium-sized businesses and industries.

Located in immediate proximity to the Jean-Talon Industrial Park and Laval University, these buildings benefit from a dynamic and sought-after economic environment, recognized for the stability and quality of its rental demand.

Availability rates average around 5% for industrial space and 12% for office space in the sector.

## Dynamism and Attractiveness

The sector is distinguished by the density of its economic fabric, bringing together numerous service companies, players in the high-tech sector, as well as industrial activities established in Jean-Talon Park.

This ecosystem promotes diversification of occupants and uses, enabling optimal asset valorization within a mature sector.

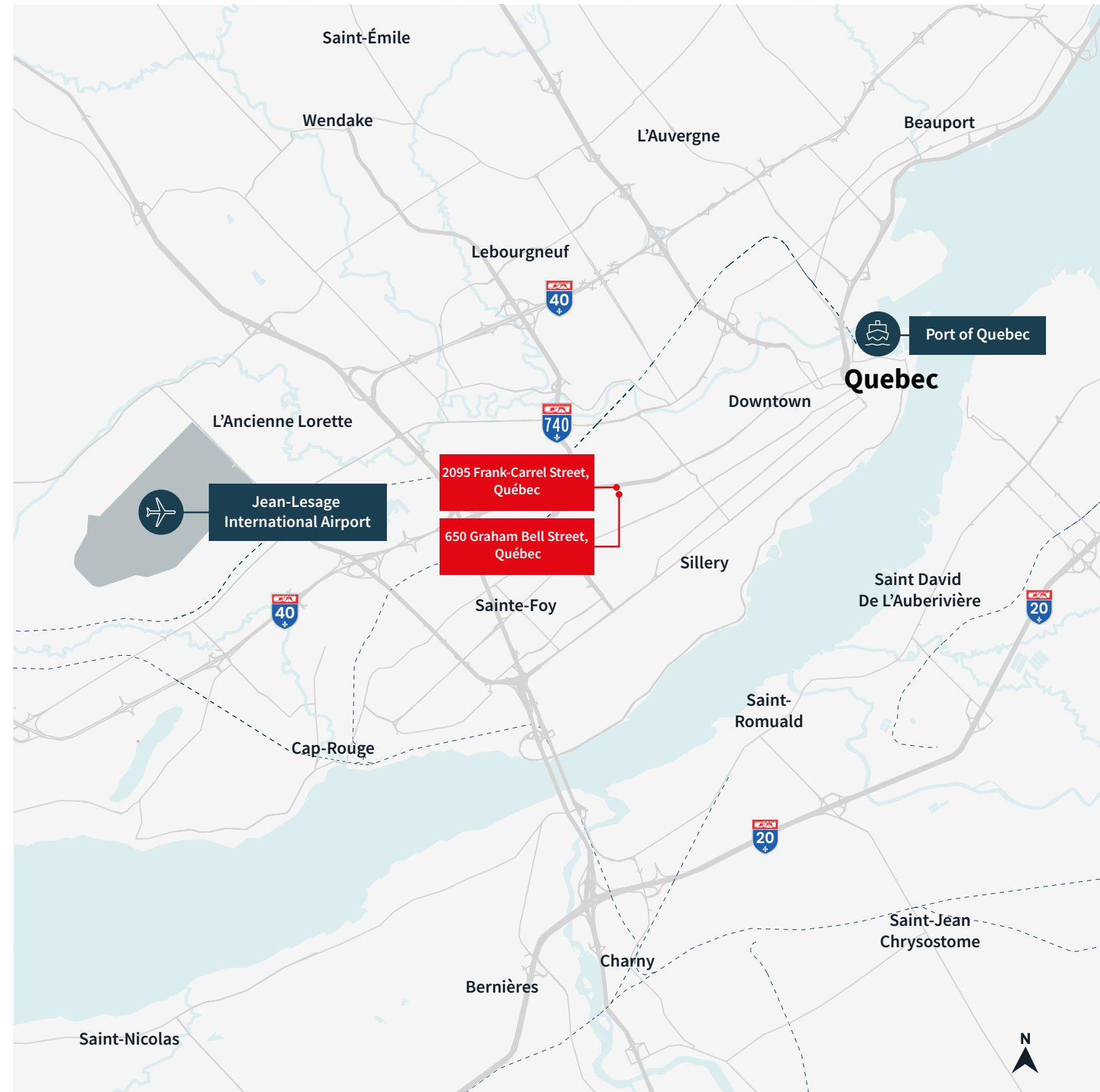
The area also offers a full range of services (restaurants, daycares, transportation, medical offices), strengthening attractiveness for businesses and their employees.

Examples of companies located nearby: Pepsi, Tesla, Volvo, Vantage DataCenter, Corem Research Institute, as well as numerous other companies.

## Accessibility

Thanks to the proximity of major roadways (A40, A740, A20), the site is easily accessible for both employees residing in the suburbs and those from downtown:

- Excellent access via major highways (Highway 740, Highway 40, and Highway 20)
- Public transportation: Bus line 6733 located at the building entrance, on Graham Bell Street side.



Jean-Lesage International Airport (YQB)  
Distance: approximately 9.5 km  
Travel time: 12 to 15 minutes



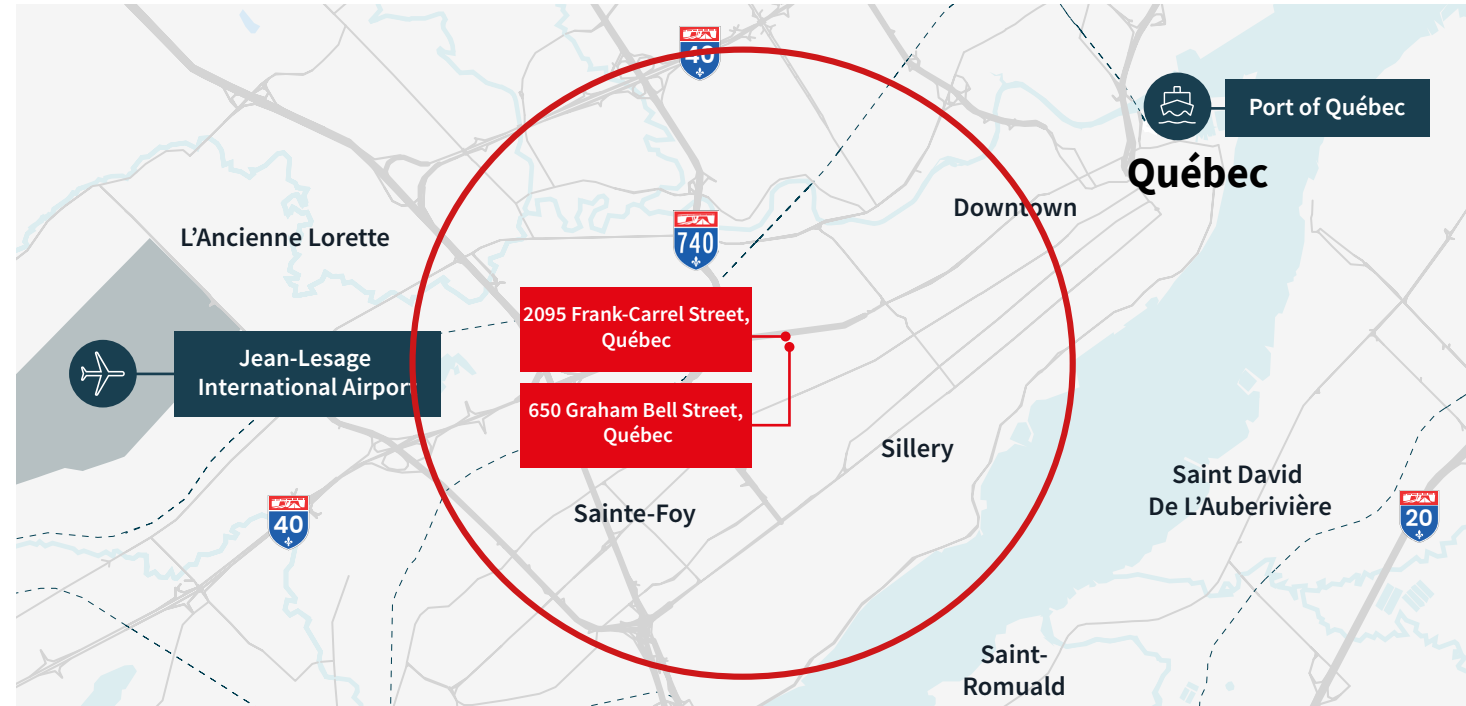
Port of Québec (Sainte-Foy / Old Port sector)  
Distance: approximately 9 km  
Travel time: 13 to 18 minutes



Downtown (Saint-Roch/Saint-Jean-Baptiste)  
Distance: approximately 9 km  
Travel time: 10 to 15 minutes

# Demographic Data

The economic dynamism of the territory, within a 5 km radius around the site, demonstrates sustained and diversified activity. The immediate environment includes more than 450 dining establishments, about thirty cafés, as well as an extensive range of medical, banking, and educational services.



**POPULATION**  
198,886 people



**MEDIAN SALARY**  
\$74,545



**MEDIAN AGE**  
40 years



**EDUCATION**  
43% hold a university degree

## INDUSTRY



12% Blue Collar



43% White Collar



45% Service Trades

## EMPLOYMENT



**UNEMPLOYMENT RATE**  
5.9%



**IN-PERSON WORK**  
60% of the active population performs their professional activities in person, from offices or directly at their company site

# Investment Overview

## 2095 Frank-Carrel Street

	<b>Number of Tenants</b>	9
	<b>Total Annual Contractual Rent</b>	\$532,559
	<b>Total Annual Potential Rent</b>	\$695,501
	<b>Vacancy Rate</b>	23.06%
	<b>Weighted average lease term (WALB)</b>	3.28 years

## 650 Graham-Bell Street

	<b>Number of Tenants</b>	14
	<b>Total Annual Contractual Rent</b>	\$466,780
	<b>Total Annual Potential Rent</b>	\$552,306
	<b>Vacancy Rate</b>	18,10%
	<b>Weighted average lease term (WALB)</b>	2.41 years

## Total - Portfolio

	<b>Total Annual Contractual Rent</b>	\$999,339/year
	<b>Total Annual Potential Rent</b>	\$1,247,807/year
	<b>Number of Tenants in Place</b>	23
	<b>Vacancy Rate</b>	20.85%
	<b>Weighted average lease term (WALB)</b>	2.87 years

# Marketing in Progress

**Number of Vacant Units** 9

**Available Space** 12,850 SF

# For more information

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*\*Commercial Real Estate Broker acting with the business corporation Miguël St-Pierre Inc.*

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