



metro Limbour

2505 Saint-Louis Street | GATINEAU, QUÉBEC, CANADA

INVESTMENT SUMMARY



The Opportunity

Colliers International (the “Advisor”) has been retained on an exclusive basis to offer for sale a 100% freehold interest in Metro Limbour, located at 2505 Saint-Louis Street (the “Property”). This free-standing grocery store is strategically located on a major commercial artery in the rapidly growing suburb of Limbour in Gatineau, Québec.

This investment offering provides the opportunity to acquire a single tenant retail property leased to a major grocery store operating the Metro banner, and leased under a long-term corporate lease agreement. The real estate investment offers carefree management while providing secure and risk-free cash flow.

Investment Highlights

100% Leased to a Top Food Retailer

- Fully occupied by Metro Inc. (TSX:MRU), a company that operates a network of 600+ food stores and 650+ drugstores in the Provinces of Québec, Ontario and New Brunswick with a market capitalization of \$12.4 B, sales of approximately \$16 M (2018) and net earnings of \$1,719.5 M (2018).

Prominent and Established Location

- Gatineau is the 4th most important urban area in Québec
- Metro Limbour benefits from an excellent location in a growing suburb of the city of Gatineau
- The Property is well positioned to serve a captive residential market boasting strong demographics

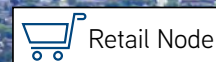
Income Stability and Growth

- The Property is fully leased, secured by a corporate lease
- Lease agreement provides rent increases offering investors guaranteed future cash flow growth
- Metro Limbour is a self-managed property

Attractive Financing

- Sold free and clear of existing debt providing the opportunity to secure mortgage financing at near historical low interest rates.

MALONEY BOULEVARD WEST



HULL

Office Node



25,389 SF Freestanding Grocery Store



Long Term Lease with Contractual Rental Increases



Strong Covenant

metro Limbour



To receive a detailed information package about the offering, please execute and return the Confidentiality Agreement to **Janina Francescutti** at janina.francescutti@colliers.com or to **Vanessa Cohen** at vanessa.cohen@colliers.com.

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