

100 YVON-PROVOST SALABERRY-DE-VALLEYFIELD

13,991 SQ. FT.

PMML

FOR SALE



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BUILDING TYPE

Detached

BUILDING CATEGORY

Light Industrial

PROPERTY DESCRIPTION

Industrial building located in Saint-Timothée, in close proximity to Highway 30.

Ideal layout for an owner-occupant, featuring a functional mix of industrial space and fully built-out office areas with heating and air conditioning. Equipped with 7 garage doors, providing excellent operational flow.

The building also features 2 overhead cranes, a rare asset that enhances efficiency and productivity for various industrial uses.

Well-maintained property offering flexible occupancy with no major capital expenditures required in the short term.

HIGHLIGHTS

- ✓ Industrial building ideal for an owner-occupant
- ✓ 7 garage doors providing strong operational efficiency
- ✓ 2 overhead cranes, a rare feature for industrial operations
- ✓ Built-out office space, heated and air-conditioned
- ✓ Quick access to Highway 30
- ✓ Well-maintained property, no major capital expenditures in the short term
- ✓ Flexible occupancy potential

ASKING PRICE :

\$2,700,000

+ GST/PST

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Building expansions (2007 and 2015)
Exterior cladding / façade (2017)

ADDITIONAL INFORMATION

Equipped with 2 overhead cranes

7 garage doors providing operational efficiency

Heated and air-conditioned office space

Functional layout suited for industrial operations

The SELLER gives no legal warranty of quality to the buyer, [...] (see broker for complete clause).

This is not an offer or promise to sell that could bind the seller to the buyer, but an invitation to submit such offers or promises. The remarks, descriptions, features and financial projections contained in the present document are for information only and should not be considered as being official or accurate without due diligence verification. The information herein disclosed comes from sources that we consider to be reliable, but for which we cannot guarantee the accuracy. It is upon the buyer's responsibility to verify all the information and to declare himself satisfied or not of his due diligence verification performed after an accepted promise to purchase.



100 Yvon-Provost, Salaberry-de-Valleyfield



BUILDING DESCRIPTION

General Information

Cadastral number P-C-S - 4 862 462

Municipal Assessment

Municipal Assessment 1341000

Municipal Land Assessment 503000

Municipal Building Assessment 838000

Construction

Number of Storeys 2

Type of Building Detached

Type of Construction Concrete and Steel

Year of Construction 1979

Building Dimensions 50.2' x 211.5' p.

Electromechanical System

Lighting LED and incandescent

Fire System Smoke detector

Security System Gated yard

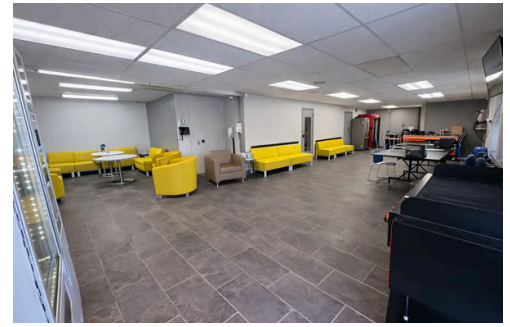
Existing Facilities Clément Hydraulitech

Building type

Other Information May be purchased with 5318-5328 Hébert / 86-88 Yvon-Provost

Parking

Number of Parking Spaces Multiple spaces available (to be verified)



FEATURES

Sprinklers

No

Condition of Roof

Steel

Loading Docks

No

Electrical Panels

Breakers

Electrical Power

400A / 120, 240 ans 600V

Ground Level Door

7 Garage doors (14' x 14', 12' x 15' et 14' x 15')

Overhead Cranes

1x 2 ton - x 1.5 ton

Heating System

Unit heaters / Forced air / Electric baseboards / Gas / Air conditioning units

Exterior Siding

Steel / Masonry / Metal siding / Open cladding (Façade renovated in 2017)

Environmental Report

No - to be ordered

Plumbing

ABS / Copper / Kitchen sinks / Standard

Service Contract

Propane and waste collection

Hot Water System

Water heater / 2 washrooms

Outdoor Storage

To be verified

Condition of Doors/Windows

Aluminium / Fixed / Sliding (1987 and 1995)

