

10260 AVENUE DES RÉCOLLETS MONTRÉAL-NORD

AREA : 5,347 SQ. FT.

PMML

FOR SALE



Florian Leterrier

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Executive VP

Real Estate Broker

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PMML.CA



BUILDING TYPE

Light industrial (warehouse + offices)

BUILDING CATEGORY

Light Industrial

PROPERTY DESCRIPTION

Magnificent industrial building, strategically located on Avenue des Récollets, offering approximately 5,000 sq. ft. of warehouse space with 3 ground-level doors and a clear height of up to 19.5 feet. The property also features, spread over two floors, 2,500 sq. ft. of enclosed, windowed office space in excellent condition, a conference room, a reception area, as well as a fully equipped kitchen with a break room.

HIGHLIGHTS

- ✓ Close to major roadways and freight transport routes
- ✓ Established industrial environment
- ✓ Easy access for employees
- ✓ Nearby infrastructure and services

ASKING PRICE :

\$2,050,000

+ GST/PST

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

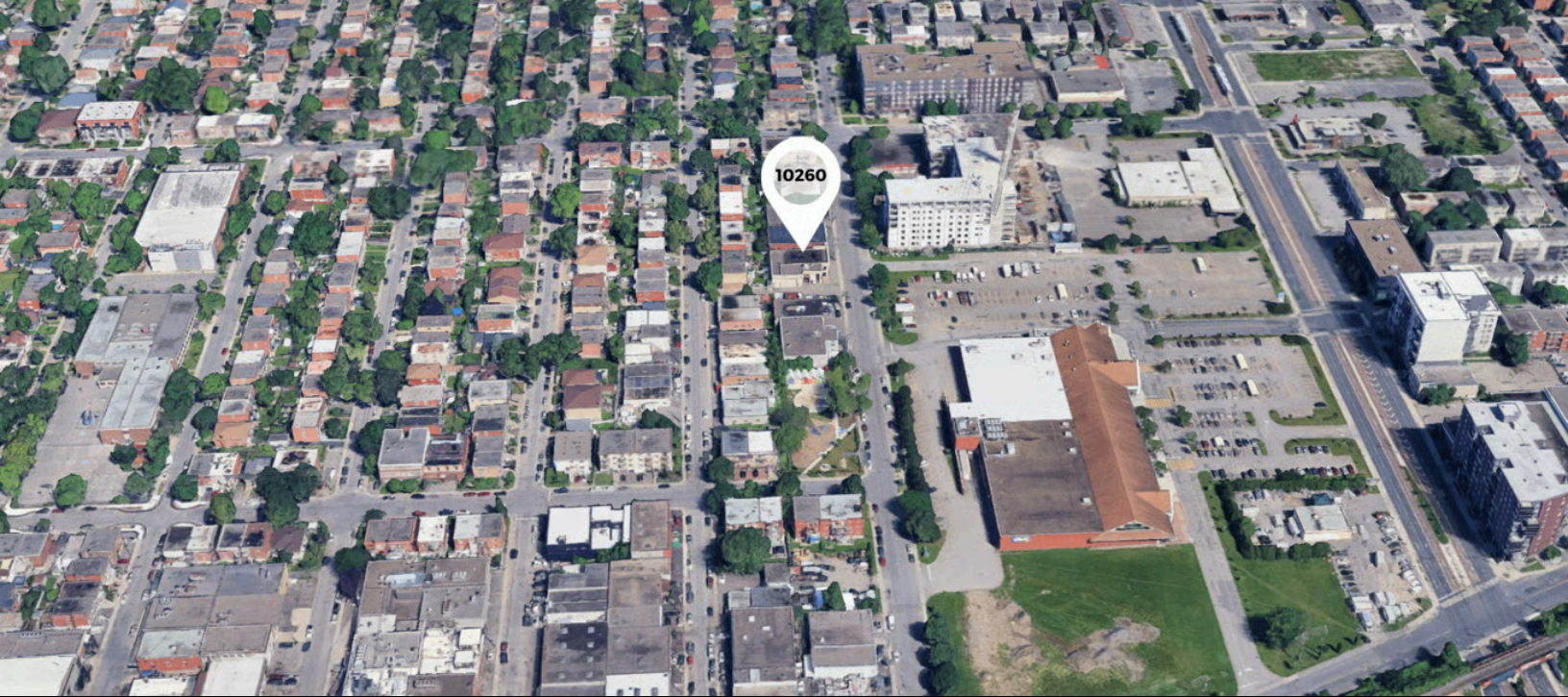
To be verified

ADDITIONAL INFORMATION

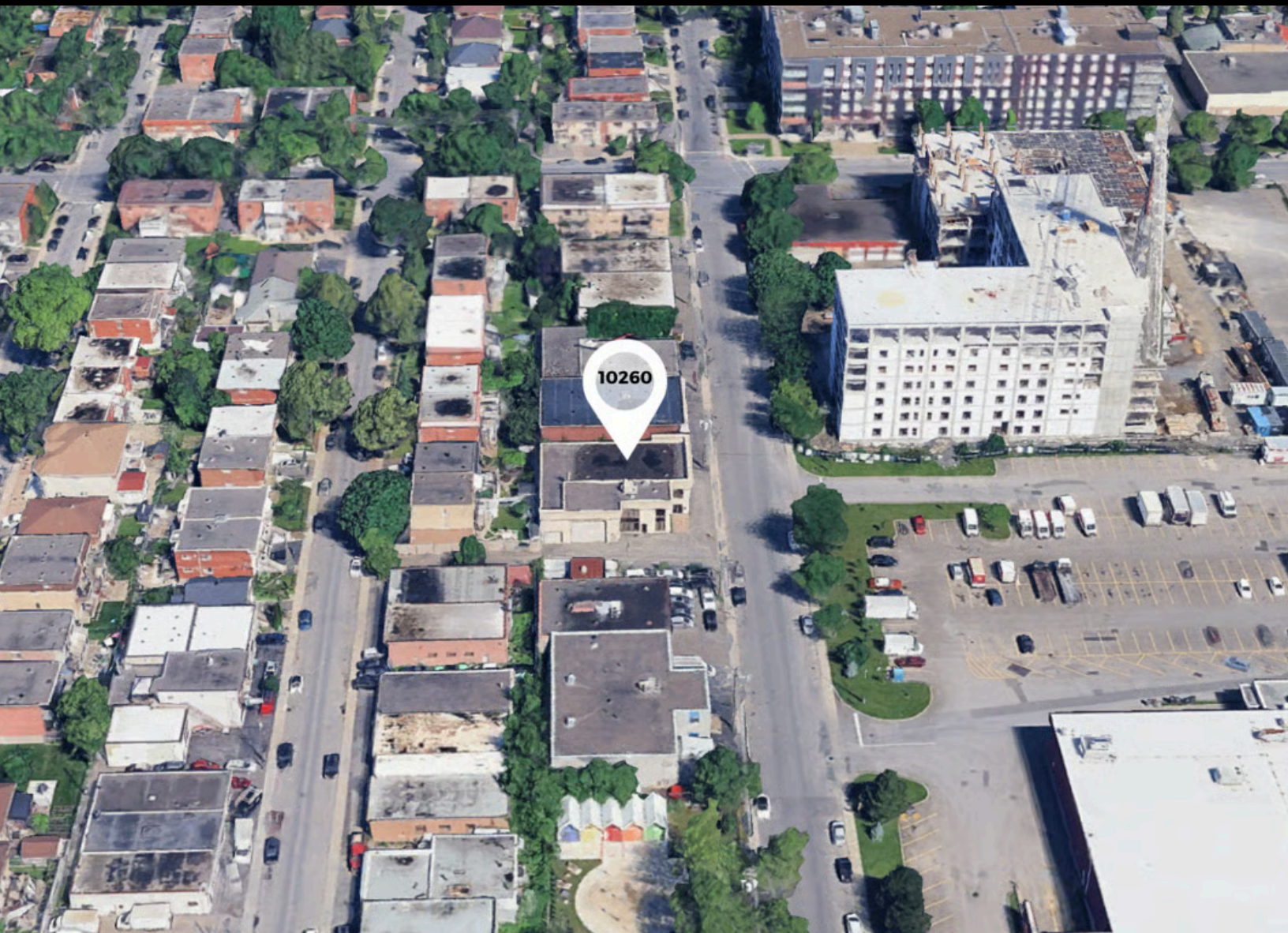
Zone: RM34-281

Residential classes: b, d, e, f, g, h, i, j, l

The sale is made without legal warranty of quality, at the buyer's risk and peril



10260 Avenue des Récollets, Montréal-Nord



BUILDING DESCRIPTION

General Information

Cadastral number 1 413 050, 1 413 703

Total Municipal Assessment

Total Municipal Assessment 1 145 800\$

Municipal Land Assessment 302 400\$

Municipal Building Assessment 843 400\$

Construction

Clearance Height 19,5'

Number of Storeys 1

Type of Building Light industrial (warehouse + offices)

Type of Construction Conventional industrial (steel and concrete structure + masonry)

Year of Construction 1956

Building Dimensions Irregular

Features

Plumbing To be verified

Condition of Roof To be verified

Electrical Panels Circuit breakers

Exterior Siding Brick

Condition of Doors/Windows To be verified

Electromechanical System

Lighting Incandescent and fluorescent

Fire System Heat detector + fire extinguishers

Security System Alarm (connected to ADT) + camera

Existing Facilities Conference room, reception area, fully equipped kitchen

Parking

Number of Parking Spaces 5

Area

Gross area (including the mezzanine) 4416,59

Leasable Surface Area including the mezzanine and basement +/- 7500

Land Surface Area 9301,18

Ground-floor building area 4416,59

Available Surface Area +/- 7500

Average Surface Area / Unit N/A



FEATURES

Sprinklers

None

Condition of Roof

To be verified

Loading Docks

None

Electrical Panels

Circuit breakers

Electrical Power

120/240

Ground Level Door

3

Overhead Cranes

None

Heating System

Central

Exterior Siding

Brick

Environmental Report

N/D

Plumbing

To be verified

Service Contract

Snow removal

Hot Water System

Electric water heater

Outdoor Storage

None

Condition of Doors/Windows

To be verified

SOCIO-DEMOGRAPHIC DATA

📍 Montréal

Total population :

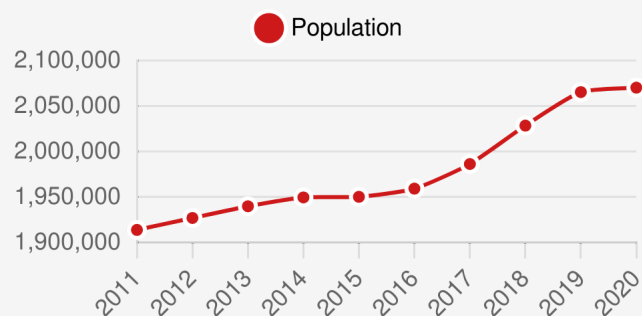
2,069,849 inhabitants

Average age of the population :

Region : **40.5 Years**

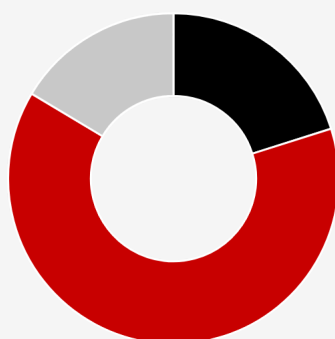
Province : **42.6 Years**

Population growth

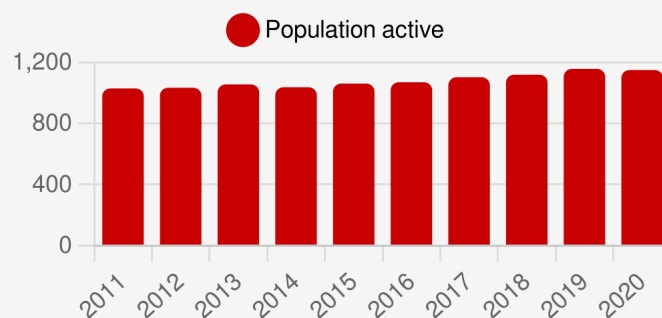


Age group proportion

● 0-19 Years ● 20-64 Years
● 65 Years and over



Active population



Economic indicators

Indicator	Region	Province
Employment rate	60.9 %	60.6 %
Unemployment rate	8.1 %	5.9 %
Disposable income per capita	31,290 \$ / Year	30,721 \$ / Year



