

1200 AV DES ATELIERS SAINT-HYACINTHE

AREA : 132,779 SQ. FT.

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Light Industrial

PROPERTY DESCRIPTION

132,779 sq ft lot with a 2,400 sq ft building, benefiting from acquired rights for automotive mechanics in an agricultural zone. Property including the street, with expansion potential for agricultural use. An ideal opportunity for a farmer, an owner-occupier, or an investor looking to develop a project in a rural setting.

HIGHLIGHTS

- ✓ 2 lifts can be included in the sale
- ✓ 10 X 10 ground-level door

ASKING PRICE :

\$744,000

+ GST/PST

ADDITIONAL INFORMATION

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

Construction circa 1985.

Mezzanine 10 X 16 IRR



1200 Av des Ateliers, Saint-Hyacinthe



BUILDING DESCRIPTION

General Information

Cadastral number 2 255 387 & 2 255 382

Total Municipal Assessment

Total Municipal Assessment 267 100 \$

Municipal Land Assessment 184 700 \$

Municipal Building Assessment 82 400 \$

Construction

Number of Storeys 1

Type of Building Detached

Type of Construction Sheet metal

Year of Construction Unknown

Building Dimensions 30 X 40

Electromechanical System

Fire System Smoke detector and extinguisher

Security System Connected alarm

Existing Facilities To be verified

Parking

Number of Parking Spaces 10 and +

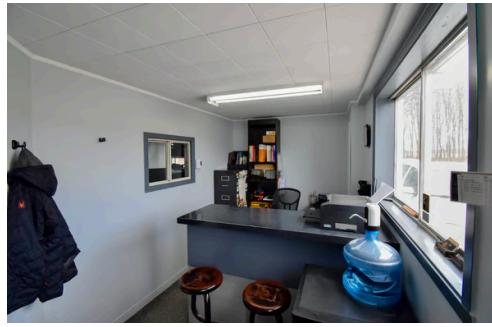
Area

Gross area (including the mezzanine) 2,400 sq ft

Leasable Surface Area including the mezzanine and basement 2,400 sq ft

Land Surface Area 132,779 sq ft

Ground-floor building area 2,400 sq ft



FEATURES

Plumbing

Copper

Heating System

Oil and electric

Exterior Siding

Sheet metal

Condition of Roof

Renovated

Hot Water System

Electric

Environmental Report

No

Service Contract

No

Electrical Panels

Circuit breakers

Condition of Doors/Windows

Renovated

