

1250-1260 LIONEL-BOULET VARENNES

AREA : 13,993 SQ. FT.

PMML


FOR SALE



Laurent Paquin

Team Laurent Paquin
et Mélissa Jacob
Executive VP

Real Estate Broker | PMML
Partner

 514-887-3849


 laurent.paquin@pmml.ca




Mélissa Jacob

Team Laurent Paquin
et Mélissa Jacob
Executive VP

Real Estate Broker | PMML
Partner

 514-518-1561

 melissa.jacob@pmml.ca

PMML.CA



BUILDING TYPE

Industrial (2 buildings: main concrete building + secondary steel building)

BUILDING CATEGORY

Light Industrial

PROPERTY DESCRIPTION

Prime location directly on Lionel-Boulet Boulevard, Varennes' main industrial artery, offering exceptional visibility and high traffic, close to Routes 132 and 30. The property benefits from a large 147,159 sq. ft. lot, a rare asset in the area that allows for great flexibility. The complex includes approximately 13,993 sq. ft. of built area, including a building available immediately, effectively meeting the rapid needs of a buyer. An ideal opportunity for a business or investor looking for accessibility, visibility, and land area in a key industrial sector.

HIGHLIGHTS

- ✓ Strategic location on Lionel-Boulet Boulevard, Varennes' main industrial artery
- ✓ Exceptional accessibility, close to highways 132 and 30
- ✓ Large lot measuring 147,159 sq. ft.
- ✓ Building available immediately

ASKING PRICE :
\$7,400,000
+ GST/PST

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Roof of 1250 redone in 2020

Heating system (natural gas) of 1260 replaced in 2024

ADDITIONAL INFORMATION

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



1250-1260 Lionel-Boulet, Varennes



BUILDING DESCRIPTION

General Information

Cadastral number 6 224 277

Total Municipal Assessment

Total Municipal Assessment \$2,255,400

Municipal Land Assessment \$1,841,600

Municipal Building Assessment \$413,800

Construction

Clearance Height 15'9" warehouse

Number of Storeys 1 + Mezzanine

Type of Building Industrial (2 buildings: main concrete building + secondary steel building)

Type of Construction Steel and concrete

Year of Construction 1978

Building Dimensions 1250: 11,597 sq ft & 1260: 2 396 sq ft

Features

Plumbing Standard (presumed PEX / ABS)

Condition of Roof 1250 refurbished in 2020

Electrical Panels To be verified

Exterior Siding Brick + steel (1250), steel (1260)

Condition of Doors/Windows To be verified

Electromechanical System

Fire System Smoke detector

Security System To be verified

Existing Facilities Workshops, offices, 2 garage doors (8' x 8')

Building type

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

Parking

Number of Parking Spaces +/- 10

Area

Gross Area 13,993 sq ft

Leasable Surface Area 13,993 sq ft

Land Surface Area 147,159 sq ft

Building Area 13,993 sq ft

Average Surface Area / Unit N/A



FEATURES

Sprinklers

N/A

Condition of Roof

1250 refurbished in 2020

Loading Docks

N/A

Electrical Panels

To be verified

Environmental Report

To be verified

Ground Level Door

5

Overhead Cranes

N/A

Heating System

Natural gas (1260 to be replaced in 2024)

Exterior Siding

Brick + steel (1250), steel (1260)

Condition of Doors/Windows

To be verified

Plumbing

Standard (presumed PEX / ABS)

Service Contract

N/A

Hot Water System

Reservoir

Outdoor Storage

Check with the municipality

