

1255 PRINCIPALE SAINT-CÔME-LINIÈRE

AREA : 36,080 SQ. FT.

PMML

FOR SALE



**Charles-Alexandre
Melançon**

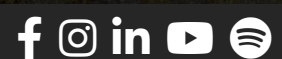
Executive VP

Real Estate Broker | PMML
Partner

📞 418-822-0222

✉️ ca.melancon@pmml.ca

PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Manufacturing Property

PROPERTY DESCRIPTION

36,000 sq. ft. building available immediately! Seale by escrow. Fully vacant and ready to welcome its new owner. Featuring direct access to the main street of Saint-Côme-Linière, it is located just minutes from Highway 173, providing a commute of less than 15 minutes to Saint-Georges.

HIGHLIGHTS

- ✓ Immediate proximity to Highway 173
- ✓ 36,000 sq. ft. building
- ✓ 3 loading docks and 4 ground-level doors

ASKING PRICE :

\$599,000

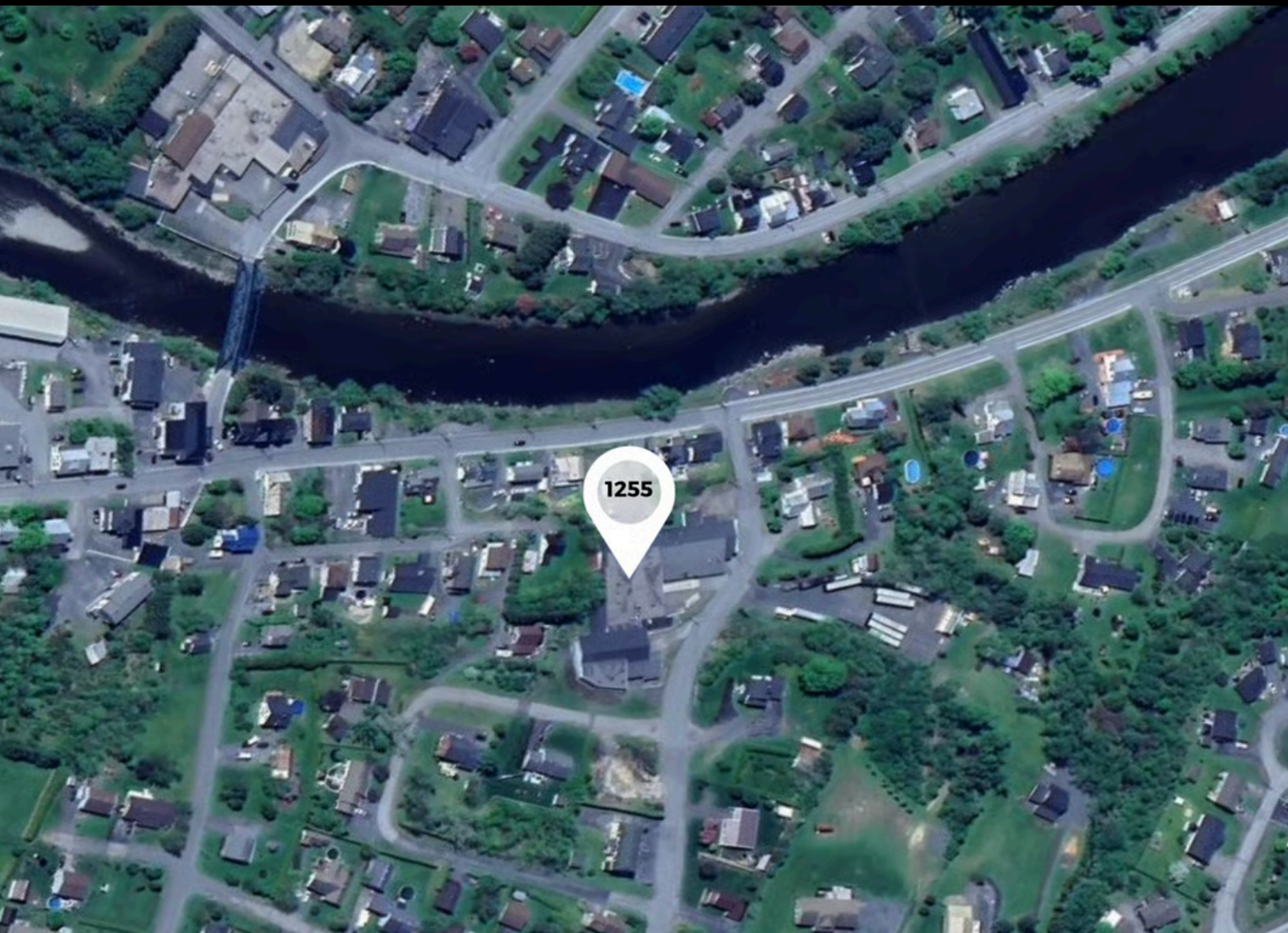
+ GST/PST

ADDITIONAL INFORMATION

The sale is made without legal warranty of quality to the risks and perils of the buyer.



1255 Principale, Saint-Côme-Linière



BUILDING DESCRIPTION

General Information

Cadastral number 3748047, 3746823,
3748046, 4063872

Total Municipal Assessment

Total Municipal Assessment	483 400 \$
Municipal Land Assessment	51 400 \$
Municipal Building Assessment	432 000 \$

Construction

	N/A
	4
Number of Storeys	1
Type of Building	Detached
	Crane hoist
	3
Type of Construction	Concrete / Aluminum
Year of Construction	1940
Building Dimensions	20 422 sq. ft.
	No
	225 amp

Features

Plumbing	Pex, ABS, Copper
Condition of Roof	Asphalt shingles, Elastomeric membrane
Electrical Panels	Electrical input (225 amps)
Exterior Siding	Stucco, sheet metal
Condition of Doors/Windows	PVC windows

Electromechanical System

Fire System	Fire detector (not connected)
Security System	N/A
Existing Facilities	N/A

Parking

Number of Parking Spaces	70 spaces
-----------------------------	-----------

Area

Gross area (including the mezzanine)	20 422 sq. ft.
Leasable Surface Area including the mezzanine and basement	36 079 sq. ft.
Land Surface Area	90 016 sq. ft.
Ground-floor building area	20 422 sq. ft.
Average Surface Area / Unit	36 079 sq. ft.



FEATURES

Plumbing

Pex, ABS, Copper

Heating System

Central heat pump, Supply air (pulsed)

Exterior Siding

Stucco, sheet metal

Condition of Roof

Asphalt shingles, Elastomeric membrane

Hot Water System

Independent tank

Environmental Report

In production

Service Contract

N/A

Electrical Panels

Electrical input (225 amps)

Condition of Doors/Windows

PVC windows



