

**1259 ROUTE 148
CAMPBELL'S BAY**

AREA : 2,863 SQ. FT.

PMML

FOR SALE



Olivier Payne

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PMML.CA



BUILDING TYPE

isolated

BUILDING CATEGORY

Light Industrial

PROPERTY DESCRIPTION

Commercial building located in Campbell's Bay on Route 148, offering great visibility. Ideal for various types of businesses. Take advantage of its strategic location and a lot of over 24,000 square feet. Excellent investment opportunity!

HIGHLIGHTS

- ✓ Directly on route 148
- ✓ Only 15 minutes away from Shawville
- ✓ Two garage doors
- ✓ Potential to further-develop

ASKING PRICE :

\$289,900

+ GST/PST

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

New furnace and facade repaired

ADDITIONAL INFORMATION

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



1259 Route 148, Campbell's Bay



BUILDING DESCRIPTION

General Information

Cadastral number 3 545 069

Total Municipal Assessment

Total Municipal Assessment 100 900 \$

Municipal Land Assessment 14 900 \$

Municipal Building Assessment 86 000 \$

Construction

None

2

Number of Storeys 1

Type of Building isolated

None

None

Type of Construction concrete/brick

Year of Construction 1965

Building Dimensions 22.8 x 12,75 m

Yes

To be verified

Features

Plumbing Plastic and iron

Condition of Roof Original (sheet metal)

Electrical Panels 2

Exterior Siding Brick/vinyl

Condition of Doors/Windows Bien

Electromechanical System

Fire System To be verified

Security System None

Existing Facilities 1 warehouse, 1 office, 1 cafeteria, 3 classrooms, 3 bathrooms

Parking

Number of Parking Spaces Many

Area

Gross area (including the mezzanine) 2 863 sqft

Leasable Surface Area including the mezzanine and basement 1 875 sqft

Land Surface Area 24 028 sqft

Ground-floor building area 2 863 sqft

Average Surface Area / Unit 1 431 sqft



FEATURES

Plumbing

Plastic and iron

Heating System

Oil and electric heating

Exterior Siding

Brick/vinyl

Condition of Roof

Original (sheet metal)

Hot Water System

Oil

Environmental Report

N/A

Service Contract

N/A

Electrical Panels

2

Condition of Doors/Windows

Bien

REVENUE

	yearly	\$ / PI²
Commercial	\$15,984	\$5.58
Lockers		
Parking		
Total Revenues	\$15,984	\$5.58
Expenses recovery	yearly	\$ / PI²
General Recovery		
Tax Recovery		
Insurance Recovery		
Maintenance Recovery		
Total expenses recovery		
Total Gross Income	\$15,984	\$5.58
Vac. / Bad debt		
EGR	\$15,984	\$5.58

EXPENSES

	Calc.	yearly	\$ / PI²
Administration			
Management Fees	Current	\$480	\$0.17
Municipal Taxes	Current	\$4,540	\$1.59
School Taxes	Current	\$69	\$0.02
Insurance	Current	\$3,004	\$1.05
Electricity	Current	\$1,019	\$0.36
Heating	Current	\$1,685	\$0.59
Snow Removal	Current	\$1,034	\$0.36
Elevator			
Lawn			
Structural Reserve	Current	\$240	\$0.08
Janitor			
Maintenance	Estimated	\$799	\$0.28
WiFi			
Heat Pump			
Total Expenses		\$12,869	\$4.50







