

1351 NEWTON BOUCHERVILLE

AREA : 40,246 SQ. FT.

PMML

FOR SALE



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BUILDING TYPE

Detached

BUILDING CATEGORY

Light Industrial

PROPERTY DESCRIPTION

Rare opportunity on the market – Industrial building of over 40,200 sq ft, situated on a large 156,500 sq ft lot, comprising six units. This rare find offers, among other things, 8 ground-level doors, 3 loading docks, a 19-foot ceiling height, and approximately 60 parking spaces. The property provides optimal accessibility for operations and meets the needs of manufacturing, logistics, wholesale, or business services companies.

This is an ideal opportunity for an investor or a company looking for a versatile, well-maintained, and strategically located industrial building in Boucherville. The property benefits from numerous nearby amenities and a strong local workforce, making it a perfect choice for a company looking to establish and/or expand on the South Shore.

HIGHLIGHTS

- ✓ Strategic location near highways 20, 30, and 132.
- ✓ Strategic location on the South Shore, benefiting from a large local labor pool.
- ✓ Six units with adaptable configurations for various uses.
- ✓ Fenced yard with secure access, parking lot with camera surveillance system and magnetic card access.

ASKING PRICE :
\$11,500,000
+ GST/PST

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Complete rearrangement of the back parking lot

ADDITIONAL INFORMATION

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

Large plot of land with the possibility of extending the building (subject to city approval)



1351 Newton, Boucherville



BUILDING DESCRIPTION

General Information

Cadastral number	2 510 263
Land size	156 507 SQ. Ft.

Total Municipal Assessment

Total Municipal Assessment	\$4,695,000
Municipal Land Assessment	\$2,181,100
Municipal Building Assessment	\$2,513,900

Construction

Clearance Height	19 ft
Number of Storeys	1
Type of Building	Detached
Type of Construction	Concrete, brick, and steel
Year of Construction	1975
Building Dimensions	Irr 58.94 m X 50.73 m 24.7 m X 18.38 m

Features

Plumbing	To be verified
Condition of Roof	2013
Electrical Panels	Breakers
Exterior Siding	Brick
Condition of Doors/Windows	Renovated 2015-2018

Electromechanical System

Fire System	Yes, with certificate of conformity
Security System	Cameras, magnetic card access
Existing Facilities	Workshop, warehouse, light, medium industry

Parking

Number of Parking Spaces	60 Spots
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Area

Gross area (including the mezzanine)	40,246 sq.ft
Leasable Surface Area including the mezzanine and basement	42,441 sq.ft
Average Surface Area / Unit	9,279 sq.ft



FEATURES

Sprinklers

Yes

Condition of Roof

2013

Loading Docks

6

Electrical Panels

Breakers

Electrical Power

600 V

Ground Level Door

8

Overhead Cranes

N/A

Heating System

Electric baseboard, natural gas

Exterior Siding

Brick

Environmental Report

Update to be done

Plumbing

To be verified

Service Contract

N/A

Hot Water System

Central heat pump, wall-mounted

Outdoor Storage

Yes

Condition of Doors/Windows

Renovated | 2015-2018

REVENUE

	yearly	\$ / PI²
Commercial	\$636,678	\$15.82
Lockers	\$2,001	\$0.05
Parking	\$282,206	\$7.01
Total Revenues	\$920,884	\$22.88
	yearly	\$ / PI²
Expenses recovery		
General Recovery		
Tax Recovery		
Insurance Recovery		
Maintenance Recovery		
Total expenses recovery		
Total Gross Income	\$920,884	\$22.88
Vac. / Bad debt		
EGR	\$920,884	\$22.88

EXPENSES

	Calc.	yearly	\$ / PI²
Administration			
Management Fees	Current	\$21,745	\$0.54
Municipal Taxes	Current	\$147,533	\$3.67
School Taxes	Current	\$2,631	\$0.07
Insurance	Current	\$14,011	\$0.35
Electricity	Current	\$12,381	\$0.31
Heating	Current	\$4,909	\$0.12
Snow Removal	Current	\$9,500	\$0.24
Elevator			
Lawn			
Structural Reserve	Current	\$10,873	\$0.27
Janitor	Estimated	\$21,745	\$0.54
Maintenance	Estimated	\$36,242	\$0.90
WiFi			
Heat Pump			
Total Expenses		\$281,570	\$7.00









