

**1551-1551A COULOMBE
SAINTE-JULIE**

AREA : 15,986 SQ. FT.

PMML

FOR SALE

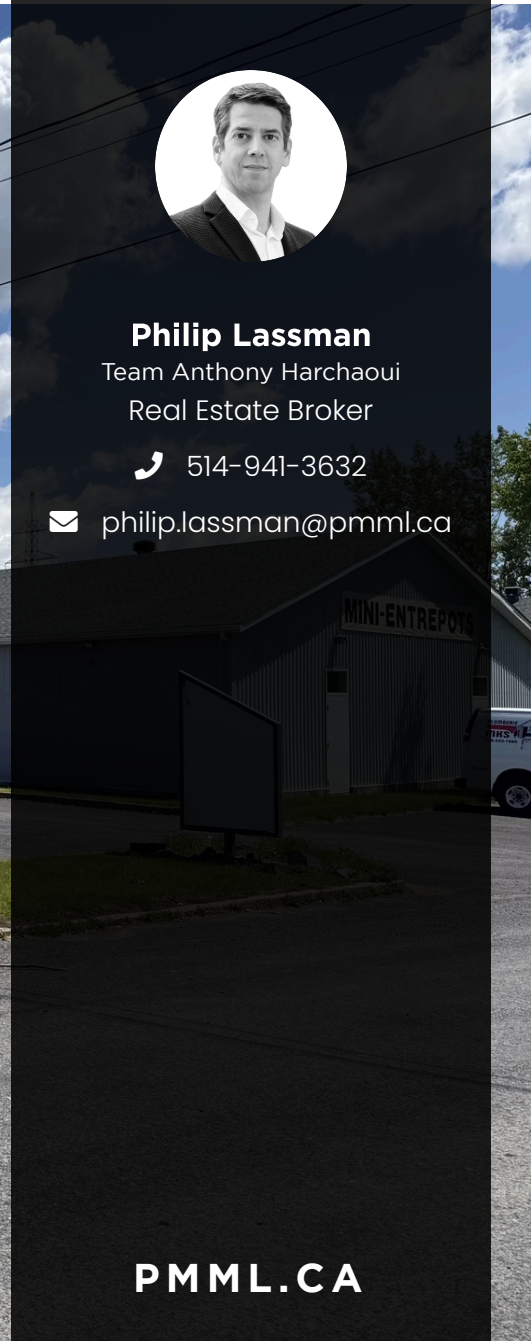


Philip Lassman

Team Anthony Harchaoui
Real Estate Broker

📞 514-941-3632

✉ philip.lassman@pmml.ca



PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Self Storage

PROPERTY DESCRIPTION

This mini-storage property is located in the heart of Sainte-Julie's industrial sector. It features two separate buildings that have been extensively optimized to maximize functionality and operational efficiency. The property is also equipped with an alarm and surveillance camera system, a key-card access control system, as well as flexible office space and both indoor and outdoor storage areas. The property generates strong revenues with continued optimization potential.

HIGHLIGHTS

- ✓ Property generates strong revenues
- ✓ Attractive investment opportunity in Mini-storage
- ✓ Total of 81 Units (27 Containers, 48 Lockers & 6 Offices)
- ✓ Strong growth in the area and local industrial park.

ASKING PRICE :

\$3,600,000

+ GST/PST

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Roof (2019)

Asphalt repairs (Summer 2026)

ADDITIONAL INFORMATION

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



1551-1551A Coulombe, Sainte-Julie



BUILDING DESCRIPTION

General Information

Cadastral number	5542333, 5542339, 5542340 et autres
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Total Municipal Assessment

Total Municipal Assessment	1 221 800 \$
Municipal Land Assessment	To be verified
Municipal Building Assessment	To be verified

Construction

Clearance Height	14' (Warehouse)
Number of Storeys	2
Type of Building	Detached
Type of Construction	Steel structure
Year of Construction	2003
Building Dimensions	306.3 by 193.2 feet irr

Features

Plumbing	To be verified
Condition of Roof	Self-adhesive membrane covering 100% of the roof, 40-year shingles (2019)
Electrical Panels	Circuit breakers
Exterior Siding	Aluminum
Condition of Doors/Windows	Excellent

Electromechanical System

Lighting	LED
Fire System	Fire Department Inspections Every 5 Years
Security System	ICT's Protege GX

Parking

Number of Parking Spaces	9 spaces (Client)
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Area

Gross area (including the mezzanine)	15 986 sq. ft.
Leasable Surface Area including the mezzanine and basement	15 986 sq. ft.
Land Surface Area	58 431 sq. ft.
Ground-floor building area	15 986 sq. ft.
Average Surface Area / Unit	170 sq. ft.



FEATURES

Sprinklers

No

Condition of Roof

Self-adhesive membrane covering 100% of the roof, 40-year shingles (2019)

Loading Docks

2

Electrical Panels

Circuit breakers

Electrical Power

3 x 200 A, 600 V input

Ground Level Door

16

Overhead Cranes

N/A

Heating System

Electric baseboard heaters / Glycol

Exterior Siding

Aluminum

Environmental Report

(2004) Update needed

Plumbing

To be verified

Service Contract

N/A

Hot Water System

Independent tanks

Outdoor Storage

27 containers / 20 Parking spaces

Condition of Doors/Windows

Excellent

REVENUE

	yearly	\$ / PI²
Commercial	\$21,780	\$1.36
Lockers	\$259,800	\$16.25
Parking	\$1,200	\$0.08
Total Revenues	\$282,780	\$17.69
Expenses recovery	yearly	\$ / PI²
General Recovery		
Tax Recovery		
Insurance Recovery		
Maintenance Recovery		
Total expenses recovery		
Total Gross Income	\$282,780	\$17.69
Vac. / Bad debt		
EGR	\$282,780	\$17.69

EXPENSES

	Calc.	yearly	\$ / PI²
Administration			
Management Fees			
Municipal Taxes	Current	\$30,691	\$1.92
School Taxes	Current	\$271	\$0.02
Insurance	Current	\$8,244	\$0.52
Electricity	Current	\$1,735	\$0.11
Heating	Current	\$1,690	\$0.11
Snow Removal	Current	\$2,675	\$0.17
Elevator			
Lawn			
Structural Reserve			
Janitor			
Maintenance			
WiFi			
Heat Pump			
Total Expenses		\$45,306	\$2.83





