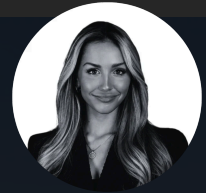


# 15815 DE FAIRFAX STANSTEAD

AREA : 8,000 SQ. FT.

# PMML

FOR SALE



**Alyson Marceau**

Team Jessika Lahaie

VP

Real Estate Broker

📞 450-521-6898



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**Jessika Lahaie**

Team Jessika Lahaie

Executive VP

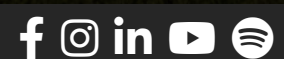
Real Estate Broker | PMML

Partner

📞 819-345-2487

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**PMML.CA**



## BUILDING TYPE

Isolated

## BUILDING CATEGORY

Warehousing & Distribution

## PROPERTY DESCRIPTION

Business Opportunity! Massawippi Mini Storage, located in the Stanstead area near Ayer's Cliff, represents an excellent investment opportunity. The property features two buildings totaling 44 storage units of various sizes, meeting strong rental demand in the area. There is also potential to construct a third building (15 x 100 ft) with 14 additional doors/units, providing an excellent opportunity for expansion and increased revenue generation.

## HIGHLIGHTS

- ✓ 44 units + 3 outdoor spaces (including 4 vacant units and 2 occupied by the owner)
- ✓ Breakdown:
- ✓ 10 x 10: 8 units
- ✓ 10 x 15: 4 units
- ✓ 10 x 20: 25 units
- ✓ 10 x 25: 7 units
- ✓ The buildings are constructed on reinforced, insulated concrete slabs.
- ✓ Most revenues are generated on a monthly and/or seasonal basis and may vary at any time.

ASKING PRICE :

**\$765,000**

+ GST/PST

## SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

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Electronic fence with keypad.  
Leveling the yard.

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## ADDITIONAL INFORMATION

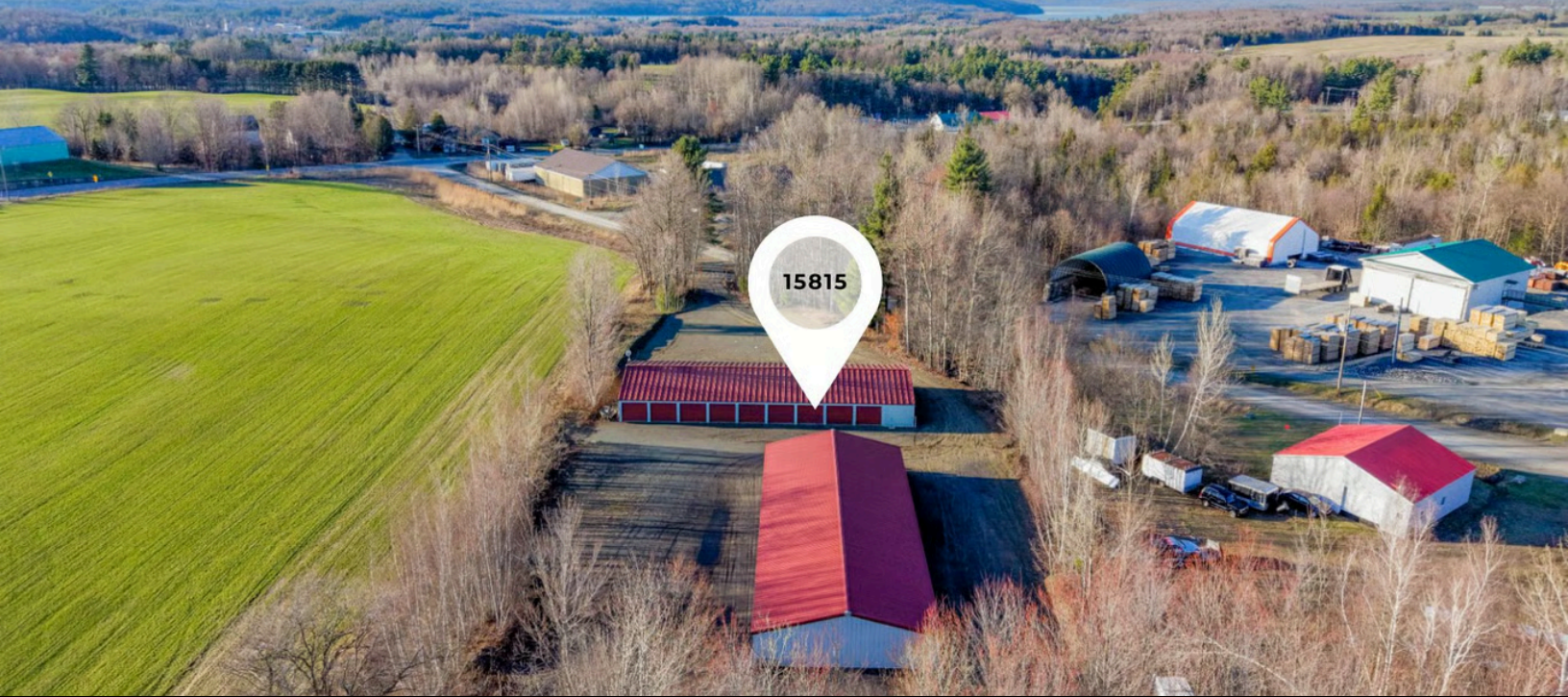
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Metal entrance gate with camera surveillance.

Year-round access. Each tenant has his/her own padlock.

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

According to the 2019 certificate of location, no servitudes or rights of way affect the property; however, a portion of the gravel driveway encroaches onto the neighbouring lot, being lot 5,959,456.



15815 de Fairfax, Stanstead



# BUILDING DESCRIPTION

## General Information

|                  |           |
|------------------|-----------|
| Cadastral number | 5 959 455 |
|------------------|-----------|

## Total Municipal Assessment

|                            |            |
|----------------------------|------------|
| Total Municipal Assessment | 319 100 \$ |
|----------------------------|------------|

|                           |           |
|---------------------------|-----------|
| Municipal Land Assessment | 69 800 \$ |
|---------------------------|-----------|

|                               |            |
|-------------------------------|------------|
| Municipal Building Assessment | 249 300 \$ |
|-------------------------------|------------|

## Construction

|                   |   |
|-------------------|---|
| Number of Storeys | 1 |
|-------------------|---|

|                  |          |
|------------------|----------|
| Type of Building | Isolated |
|------------------|----------|

|                      |       |
|----------------------|-------|
| Type of Construction | Steel |
|----------------------|-------|

|                      |                                 |
|----------------------|---------------------------------|
| Year of Construction | 1 old building + 1 new building |
|----------------------|---------------------------------|

|                     |                |
|---------------------|----------------|
| Building Dimensions | 40 x 100 sq.ft |
|---------------------|----------------|

## Features

|          |     |
|----------|-----|
| Plumbing | N/A |
|----------|-----|

|                   |             |
|-------------------|-------------|
| Condition of Roof | Sheet metal |
|-------------------|-------------|

|                   |                  |
|-------------------|------------------|
| Electrical Panels | Circuit breakers |
|-------------------|------------------|

|                 |       |
|-----------------|-------|
| Exterior Siding | Steel |
|-----------------|-------|

|                            |                                     |
|----------------------------|-------------------------------------|
| Condition of Doors/Windows | No windows, doors in good condition |
|----------------------------|-------------------------------------|

## Electromechanical System

|             |     |
|-------------|-----|
| Fire System | N/A |
|-------------|-----|

|                 |         |
|-----------------|---------|
| Security System | Cameras |
|-----------------|---------|

|                     |                 |
|---------------------|-----------------|
| Existing Facilities | Mini-warehouses |
|---------------------|-----------------|

## Parking

|                          |      |
|--------------------------|------|
| Number of Parking Spaces | Vast |
|--------------------------|------|

## Area

|                                      |             |
|--------------------------------------|-------------|
| Gross area (including the mezzanine) | 8 000 sq.ft |
|--------------------------------------|-------------|

|                                                            |             |
|------------------------------------------------------------|-------------|
| Leasable Surface Area including the mezzanine and basement | 8 000 sq.ft |
|------------------------------------------------------------|-------------|

|                   |              |
|-------------------|--------------|
| Land Surface Area | 63 587 sq.ft |
|-------------------|--------------|

|                            |             |
|----------------------------|-------------|
| Ground-floor building area | 8 000 sq.ft |
|----------------------------|-------------|

|                             |              |
|-----------------------------|--------------|
| Average Surface Area / Unit | 181.81 sq.ft |
|-----------------------------|--------------|



## FEATURES

### **Sprinklers**

N/A

### **Condition of Roof**

Sheet metal

### **Loading Docks**

N/A

### **Electrical Panels**

Circuit breakers

### **Electrical Power**

To be verified

### **Ground Level Door**

4

### **Overhead Cranes**

N/A

### **Heating System**

N/A

### **Exterior Siding**

Steel

### **Environmental Report**

N/A

### **Plumbing**

N/A

### **Service Contract**

Snow removal on demand

### **Hot Water System**

N/A

### **Outdoor Storage**

N/A

### **Condition of Doors/Windows**

No windows, doors in good condition

## REVENUE

|                                | yearly          | \$ / PI²        |
|--------------------------------|-----------------|-----------------|
| Commercial                     | \$61,010        | \$7.63          |
| Lockers                        |                 |                 |
| Parking                        |                 |                 |
| <b>Total Revenues</b>          | <b>\$61,010</b> | <b>\$7.63</b>   |
| <b>Expenses recovery</b>       | <b>yearly</b>   | <b>\$ / PI²</b> |
| General Recovery               |                 |                 |
| Tax Recovery                   |                 |                 |
| Insurance Recovery             |                 |                 |
| Maintenance Recovery           |                 |                 |
| <b>Total expenses recovery</b> |                 |                 |
| <b>Total Gross Income</b>      | <b>\$61,010</b> | <b>\$7.63</b>   |
| Vac. / Bad debt                |                 |                 |
| <b>EGR</b>                     | <b>\$61,010</b> | <b>\$7.63</b>   |

## EXPENSES

|                       | Calc.     | yearly         | \$ / PI²      |
|-----------------------|-----------|----------------|---------------|
| Administration        |           |                |               |
| Management Fees       |           |                |               |
| Municipal Taxes       | Estimated | \$1,370        | \$0.17        |
| School Taxes          | Current   | \$191          | \$0.02        |
| Insurance             | Current   | \$2,626        | \$0.33        |
| Electricity           | Current   | \$265          | \$0.03        |
| Heating               |           |                |               |
| Snow Removal          | Current   | \$660          | \$0.08        |
| Elevator              |           |                |               |
| Lawn                  |           |                |               |
| Structural Reserve    |           |                |               |
| Janitor               |           |                |               |
| Maintenance           |           |                |               |
| WiFi                  |           |                |               |
| Heat Pump             |           |                |               |
| Internet              | Current   | \$1,048        | \$0.13        |
| <b>Total Expenses</b> |           | <b>\$6,161</b> | <b>\$0.77</b> |



