

16 RICHELIEU LACOLLE

AREA : 112,615 SQ. FT.

PMML

FOR SALE



Cidrik Gagné

Team Fanny Rooseboom
et Cidrik Gagné

Executive VP
Real Estate Broker

📞 514-222-7316

✉️ cidrik@pmml.ca

PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Light Industrial

**PROPERTY
DESCRIPTION**

LACOLLE: 112,615 sq.ft. industrial building located 10 km from U.S. border. 100% of floor space available to buyer. Lease to be discussed. Clearance height: 18-22 ft. 4 loading docks. One ground level door. 2 overhead cranes (2 and 5 tonnes). Large yard with exterior storage allowed.

HIGHLIGHTS

- ✓ Located 10km from U.S. Customs
- ✓ Clearance height: 18 to 22 feet
- ✓ 4 loading docks

ASKING PRICE :

\$ 14 500 000 + TAXES

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

1/3 of the roof was redone in 2024.

ADDITIONAL INFORMATION

The SELLER does not give any legal warranty of quality to the buyer, the latter however not waiving the legal

warranties given by the previous owners and received by the SELLER at the time of its acquisition of the building, which

are hereby assigned to the buyer. Furthermore, the buyer waives any recourse against the SELLER for any

information that the SELLER may have failed to disclose in good faith.



16 Richelieu, Lacolle



BUILDING DESCRIPTION

General Information

Cadastral number	4 939 341
------------------	-----------

Total Municipal Assessment

Total Municipal Assessment	2 819 000 \$
----------------------------	--------------

Municipal Land Assessment	404 200 \$
---------------------------	------------

Municipal Building Assessment	2 414 800 \$
-------------------------------	--------------

Construction

Clearance Height	18-22
------------------	-------

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

Type of Building	Detached
------------------	----------

Type of Construction	Concrete
----------------------	----------

Year of Construction	1968
----------------------	------

Building Dimensions	112 615
---------------------	---------

Features

Plumbing	Copper and ABS
----------	----------------

Condition of Roof	Good
-------------------	------

Electrical Panels	Breakers
-------------------	----------

Exterior Siding	Béton
-----------------	-------

Condition of Doors/Windows	Good
----------------------------	------

Electromechanical System

Lighting	Led
----------	-----

Fire System	Sprinkler
-------------	-----------

Security System	Yes
-----------------	-----

Existing Facilities	Warehouse storage
---------------------	-------------------

Parking

Number of Parking Spaces	30+
--------------------------	-----

Area

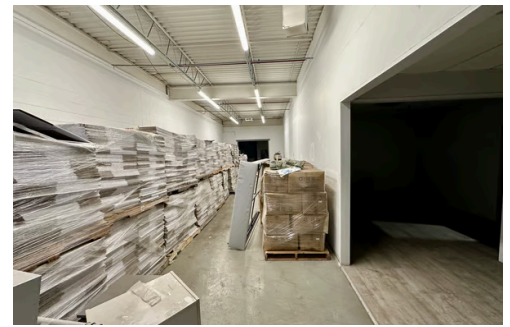
Gross area (including the mezzanine)	To be verified
--------------------------------------	----------------

Leasable Surface Area including the mezzanine and basement	112 343
--	---------

Land Surface Area	344 822 SQ. FT.
-------------------	-----------------

Ground-floor building area	112 343
----------------------------	---------

Available Surface Area	112 343
------------------------	---------



FEATURES

Sprinklers

Yes

Condition of Roof

Good

Loading Docks

4

Electrical Panels

Breakers

Electrical Power

1200 Amps / 600 Volts

Ground Level Door

2

Overhead Cranes

Yes

Heating System

Natural gas and electrical

Exterior Siding

Béton

Environmental Report

N/A

Plumbing

Copper and ABS

Service Contract

N/A

Hot Water System

Electrical

Outdoor Storage

Yes

Condition of Doors/Windows

Good

