

1655 ATMEC GATINEAU

AREA : 34,000 SQ. FT.

PMML

FOR SALE



Olivier Payne

Senior VP
Real Estate Broker | PMML
Partner

📞 438-888-7688

✉️ olivier.payne@pmml.ca



PMML.CA



BUILDING TYPE

Isolated

BUILDING CATEGORY

Warehousing & Distribution

PROPERTY DESCRIPTION

Rare opportunity to own the industrial building you are looking for in the Gatineau region! This is a 34 000 square foot property including the following; 12 000 square feet currently leased, approximately 16 000 square feet of warehouse/factory space and approximately 6000 square feet of show room/office space. There are 4 FULL size loading docks, including two for each warehouse/factory space, and also 8 full size garage doors roughly 10 feet in height. This is a TURN KEY industrial building, do not miss you chance!

HIGHLIGHTS

- ✓ 181,212 sq. ft. of land.
- ✓ 34,000 sq. ft. building.
- ✓ Great visibility from highway 50.
- ✓ Potential to expand the building.

ASKING PRICE :
\$8,600,000
+ GST/PST

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Major renovations over the past 10 years.

Roofing 2017.

Epoxy floor in front office.

Office.

Automatic light.

Addition of third and fourth loading dock

75 HP Dust Collector (excluded from the sale)

ADDITIONAL INFORMATION

The total area is currently divided between 12,000 sq. ft. leased to a third party and 22,000 sq. ft. occupied by the owner.

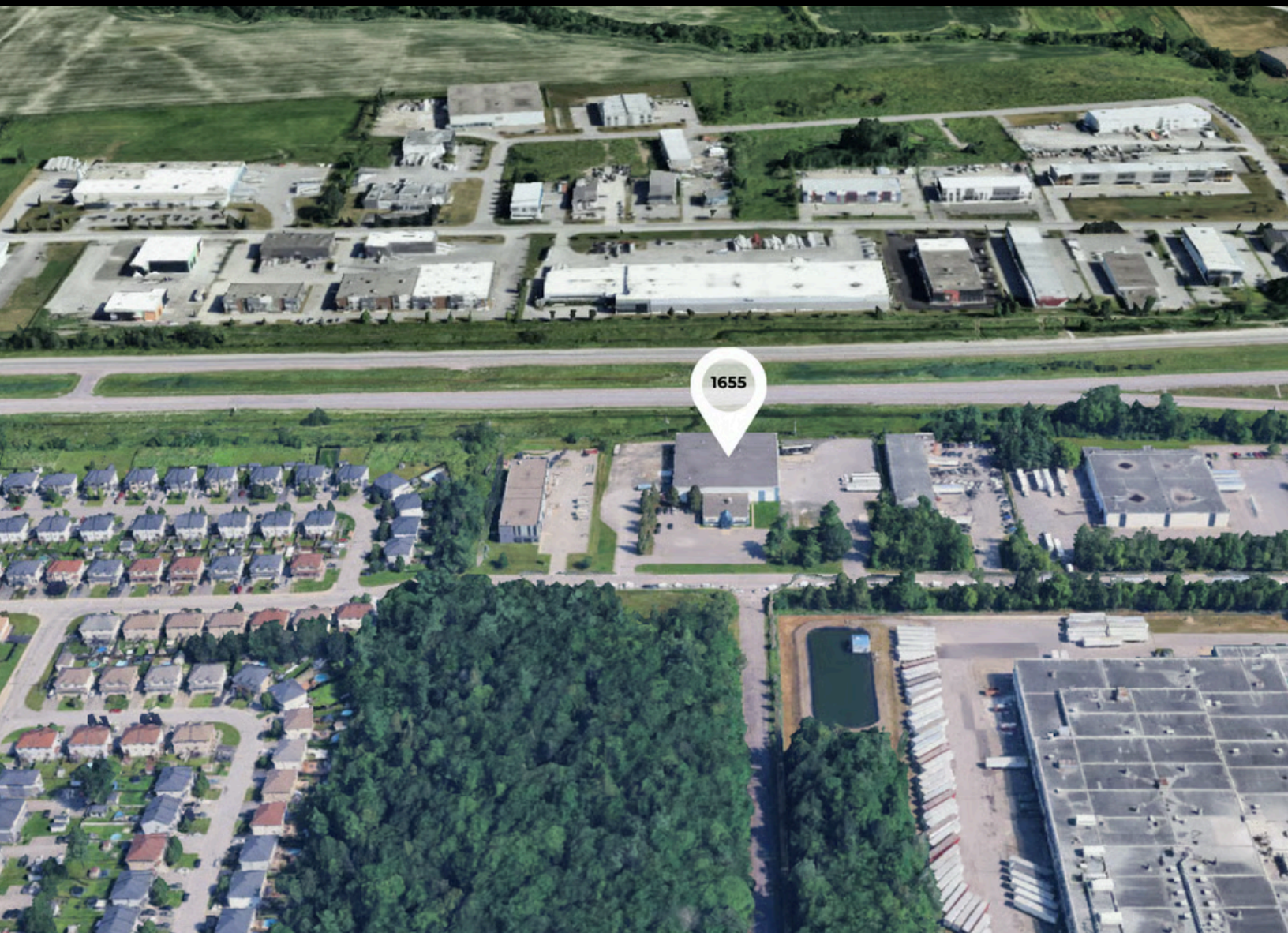
Revenue is calculated based on full occupancy (100%). This includes 22,000 sq. ft. currently occupied by the owner, projected at a base rent of \$16/sq. ft. (or \$352,000/year), plus potential recoverables of \$4.75/sq. ft. (or \$104,500/year), space that will be vacated once the sale is finalized.

Insurance coverage is estimated.

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



1655 Atmec, Gatineau



BUILDING DESCRIPTION

General Information

Cadastral number 1 372 824, 1 373 299

Total Municipal Assessment

Total Municipal Assessment 3 497 800 \$

Municipal Land Assessment 694 900 \$

Municipal Building Assessment 2 802 900 \$

Construction

Clearance Height 22

Number of Storeys 1

Type of Building Isolated

Type of Construction Steel

Year of Construction 1991

Building Dimensions To be verified

Features

Plumbing To be verified

Condition of Roof Good 2017, Aluminum

Electrical Panels 600 AMP

Exterior Siding Aluminium

Condition of Doors/Windows Good

Electromechanical System

Lighting Magic eye - LED

Fire System Nozzle

Security System Yes

Existing Facilities To be verified

Parking

Number of Parking Spaces Around 70

Area

Gross area (including the mezzanine) 34,000 sq. ft.

Leasable Surface Area including the mezzanine and basement 34,000 sq. ft.

Land Surface Area 181,212 sq. ft.

Ground-floor building area 34,000 sq. ft.

Average Surface Area / Unit Front: 6,000 sf., Total: 12,000 sf. and 16,000 sf.



FEATURES

Plumbing

To be verified

Hot Water System

Hot water tanks

Environmental Report

Yes 2023-24

Condition of Roof

Good 2017, Aluminum

Electrical Panels

600 AMP

Condition of Doors/Windows

Good

Heating System

Natural gas

Exterior Siding

Aluminium

REVENUE

	yearly	\$ / PI²
Commercial	\$180,000	\$5.29
Lockers		
Parking		
Potential Income	\$352,000	\$10.35
Potential Recoveries	\$104,500	\$3.07
Total Revenues	\$636,500	\$18.72
Expenses recovery	yearly	\$ / PI²
General Recovery	\$38,024	\$1.12
Tax Recovery	\$41,951	\$1.23
Insurance Recovery	\$25,603	\$0.75
Maintenance Recovery		
Total expenses recovery	\$105,578	\$3.11
Total Gross Income	\$742,078	\$21.83
Vac. / Bad debt		
EGR	\$742,078	\$21.83

EXPENSES

	Calc.	yearly	\$ / PI²
Administration			
Management Fees	Current	\$27,000	\$0.79
Municipal Taxes	Current	\$119,862	\$3.53
School Taxes	Current	\$2,727	\$0.08
Insurance	Estimated	\$73,151	\$2.15
Electricity	Current	\$53,349	\$1.57
Heating	Current		
Snow Removal	Current	\$2,850	\$0.08
Elevator			
Lawn	Current	\$4,000	\$0.12
Structural Reserve	Current	\$10,120	\$0.30
Janitor	Estimated	\$15,180	\$0.45
Maintenance	Estimated	\$25,300	\$0.74
WiFi			
Heat Pump			
Total Expenses		\$333,539	\$9.81



