

18185 SAINT-LOUIS SAINT-HYACINTHE

AREA : 18,278 SQ. FT.

PMML

FOR SALE



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BUILDING TYPE

Divided co-ownership

BUILDING CATEGORY

Light Industrial

PROPERTY DESCRIPTION

18,278 sq. ft. industrial space for sale in Saint-Hyacinthe within a condominium building. An excellent acquisition opportunity for an owner-occupant. The space includes 6 ground-level doors with direct access to Route 137, a steel structure, and a 600 V / 3-phase electrical input. Secure building with sprinklers and fire alarm, located in an area with flexible zoning. A functional and easily accessible option for your business projects.

HIGHLIGHTS

- ✓ Good Area & Configuration: 18,278 sq. ft. in divided co-ownership.
- ✓ Key Logistics Access: 6 ground-level doors with direct access to Route 137.
- ✓ Interesting Technical Capacity: 24 to 28 feet clear height and 600 V (3-phase) electrical input.
- ✓ Strategic Sector: Location benefiting from flexible zoning.

ASKING PRICE :

\$3,850,000

+ GST/PST

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Interior cement is partly new (6 years)

Yard decking

Yard sewers

Some interior sewers

Exterior paint

1st floor office and 2nd floor cafeteria and washroom finishes and interior insulation

Part of the plant's insulation

ADDITIONAL INFORMATION

Acquired Commercial and Industrial Rights.

Condominium building



18185 Saint-Louis, Saint-Hyacinthe



BUILDING DESCRIPTION

General Information

Cadastral number 6 321 779 et autres

Land size N/A

Total Municipal Assessment

Total Municipal Assessment 948,000 \$

Municipal Land Assessment 253,600 \$

Municipal Building Assessment 694,400 \$

Construction

Clearance Height 24' - 28'

Number of Storeys 1

Type of Building Divided co-ownership

Type of Construction Steel structure

Year of Construction 1987

Building Dimensions 121.25' x 150.75'

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

Electromechanical System

Lighting Neon (Office) and LED

Fire System Sprinklers, fire alarm system

Security System Alarm system

Building type

Tenant improvement works totaling over 500,000 \$

Parking

Number of Parking Spaces 14

Area

Gross area (including the mezzanine) 18,278 sq. ft.

Leasable Surface Area including the mezzanine and basement 18,278 sq. ft.

Ground-floor building area 18,278 sq. ft.

Available Surface Area 18,278 sq. ft.



FEATURES

Sprinklers

Yes

Condition of Roof

Good

Loading Docks

N/A

Electrical Panels

Multiple 600v overhead electrical connections

Environmental Report

Update to be done

Ground Level Door

6

Overhead Cranes

5 double overhead cranes of 5 tons each

Heating System

Electric

Exterior Siding

Aluminum

Condition of Doors/Windows

Good

Plumbing

Copper

Service Contract

N/A

Hot Water System

Tank

Electrical Power

600V 3-phase electrical input (200 amp for owner), Neighbors on another input





