

18185 (SUITE 101) SAINT-LOUIS SAINT-HYACINTHE

AREA : 4,581 SQ. FT.

PMML

FOR SALE



Laurent Paquin

Team Laurent Paquin
et Mélissa Jacob

Executive VP

Real Estate Broker | PMML
Partner

📞 514-887-3849

✉️ laurent.paquin@pmml.ca



Mélissa Jacob

Team Laurent Paquin
et Mélissa Jacob

Executive VP

Real Estate Broker | PMML
Partner

📞 514-518-1561

✉️ melissa.jacob@pmml.ca

PMML.CA



BUILDING TYPE

Divided co-ownership

BUILDING CATEGORY

Light Industrial

PROPERTY DESCRIPTION

4,581 sq ft industrial space for sale in Saint-Hyacinthe within a co-ownership building. An excellent acquisition opportunity for an owner-occupant. The space includes 2 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: 4,581 sq ft in divided co-ownership.
- ✓ Key Logistic Access: 2 ground-level doors with direct access to Route 137.
- ✓ Interesting Technical Capacity: Clear height of 24 to 28 feet and 600 V (3-phase) electrical input.
- ✓ Strategic Sector: Location benefiting from flexible zoning.

ASKING PRICE :

\$970,000

+ GST/PST

ADDITIONAL INFORMATION

Commercial and Industrial Property Rights.

Condominium

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



18185 (Suite 101) Saint-Louis, Saint-Hyacinthe



BUILDING DESCRIPTION

General Information

Cadastral number	6321779
Land size	N/A

Total Municipal Assessment

Total Municipal Assessment	259,328 \$
Municipal Land Assessment	69,373 \$
Municipal Building Assessment	189,955 \$

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 and peril.

Features

Plumbing	Copper
Condition of Roof	Good
Electrical Panels	600V 3-phase electrical input
Exterior Siding	Aluminum
Condition of Doors/Windows	Good

Electromechanical System

Lighting	LED
Fire System	Sprinklers, fire alarm system
Security System	Alarm system

Building type

The sale is made without legal warranty, at the buyer's risk and peril.

Parking

Number of Parking Spaces	To be determined
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Area

Ground-floor building area	4,581 sq ft
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FEATURES

Sprinklers

Yes

Condition of Roof

Good

Loading Docks

N/A

Electrical Panels

600V 3-phase electrical input

Electrical Power

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

Ground Level Door

2

Overhead Cranes

To be determined

Heating System

Electric & natural gas

Exterior Siding

Aluminum

Environmental Report

Update to be done

Plumbing

Copper

Service Contract

N/A

Hot Water System

Tank

Outdoor Storage

To be determined

Condition of Doors/Windows

Good

