

205 DE LA MONTAGNE SAINT-GABRIEL

AREA : 21,175 SQ. FT.

PMML

FOR SALE



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BUILDING TYPE

Isolated

BUILDING CATEGORY

Warehousing & Distribution

PROPERTY DESCRIPTION

A rare opportunity in the Saint-Gabriel Industrial Park: a property offering 21,427 sq. ft. of building space spread across four large buildings, on a developed lot of 127,266 sq. ft. Ideal for warehousing, transportation, and various commercial or industrial uses, with clear heights ranging from 18 to 23 feet and a large outdoor storage area. Flexible zoning.

HIGHLIGHTS

- ✓ Large lot
- ✓ potential for commercial development
- ✓ industrial zoning

ASKING PRICE :

\$1,749,000

+ GST/PST

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Addition of offices (2017)

Installation of sliding doors (2015)

Renovation of the slab and flooring (2014–2015)

ADDITIONAL INFORMATION

Market value of the building: \$2,140,000

Value of equipment: \$520,900

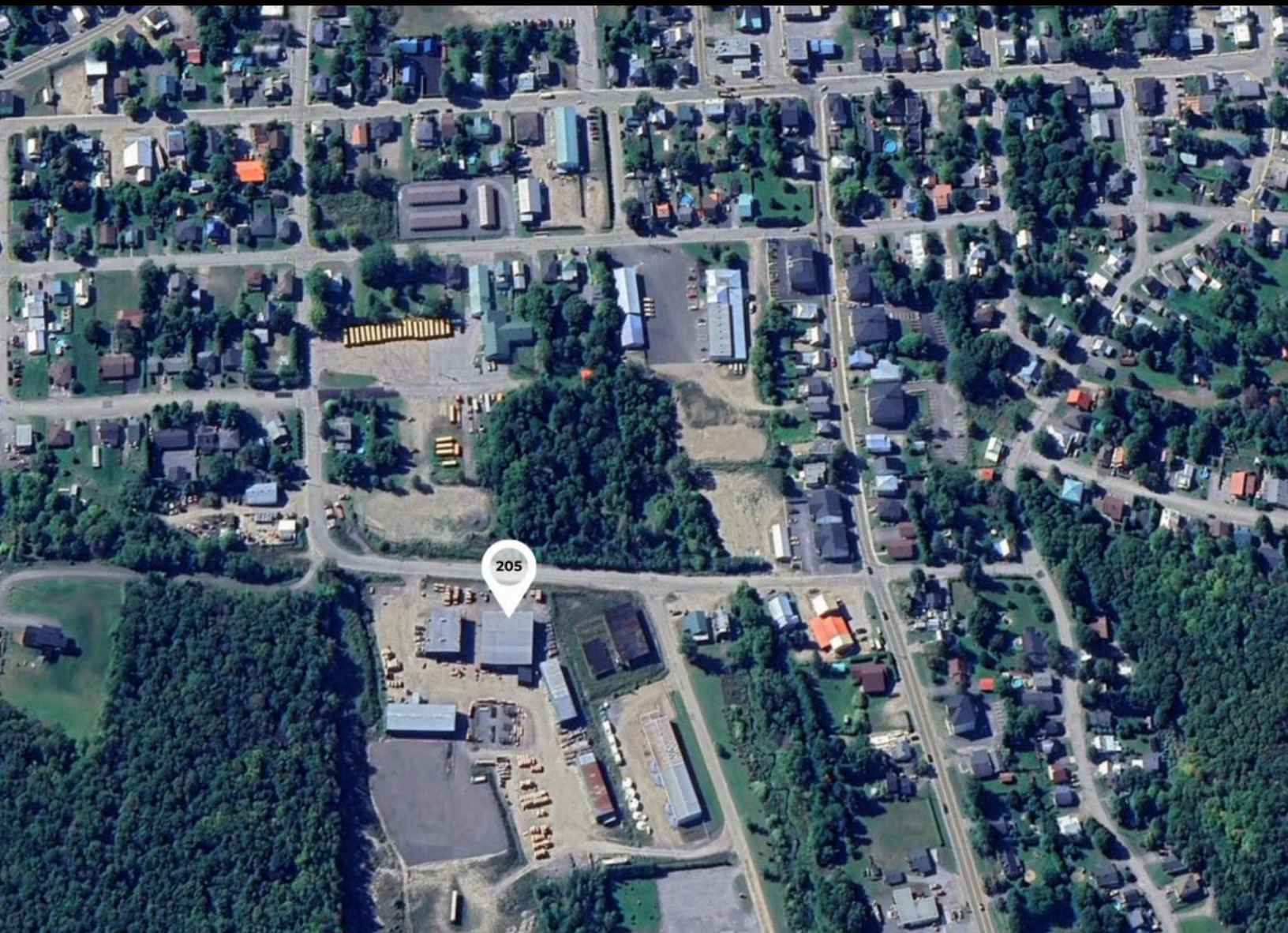
Owner-occupied (100%)

Optimal use: Industrial

THE SALE IS MADE WITHOUT ANY LEGAL WARRANTY OF QUALITY, AT THE BUYER'S OWN RISK



205 de la Montagne, Saint-Gabriel



BUILDING DESCRIPTION

General Information

Cadastral number	6574974
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Total Municipal Assessment

Total Municipal Assessment	354 200 \$
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Municipal Land Assessment	35 600 \$
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Municipal Building Assessment	318 600 \$
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Construction

Clearance Height	22
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Number of Storeys	1
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Type of Building	Isolated
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Type of Construction	Steel frame, sheet metal cladding
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Year of Construction	1989 to 2005
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Building Dimensions	To be verified
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A great opportunity for businesses in the wood industry: an industrial complex comprising four buildings offering storage, garage, and office space, as well as a 4-cell wood dryer. Upgraded over the years, the property features versatile and functional facilities, ideal for a growing company seeking a site well-suited to its operations.

Features

Plumbing	copper and plastic
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Condition of Roof	Good (presumed – sheet metal)
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Electrical Panels	200 to 600 A / 600 V depending on the conductor size
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Exterior Siding	Sheet metal
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Condition of Doors/Windows	Good
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Electromechanical System

Lighting	Standard industrial
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Fire System	Fire extinguishers + detection
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Security System	Fire/theft alarm
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Existing Facilities	Dryers, slat lines, carts, etc.
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Building type

A complex of 4 industrial buildings: Building 1, a 4,326-sq-ft warehouse, built around 1990, repainted with doors added in 2015; Building 2, 6,134 sq. ft. warehouse/office space, uninsulated, unheated, with offices on two floors and a steel shelter; Building 3, renovated garage-warehouse with a mezzanine and covered area; Building 4, 4-cell wood drying kiln with offices.

Parking

Number of Parking Spaces	Many
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Area

Gross area (including the mezzanine)	21 427
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Leasable Surface Area including the mezzanine and basement	21 427
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Land Surface Area	127 966
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Ground-floor building area	21 427
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Available Surface Area	21 427 pi²
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Average Surface Area / Unit	N/A
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FEATURES

Sprinklers

No

Condition of Roof

Good (presumed – sheet metal)

Loading Docks

To be verified

Electrical Panels

200 to 600 A / 600 V depending on the conductor size

Electrical Power

Up to 600 V

Ground Level Door

Yes (sliding doors and garage)

Overhead Cranes

None

Heating System

Electric baseboard heaters (offices)

Exterior Siding

Sheet metal

Environmental Report

Phases 1 and 2, 2018

Plumbing

copper and plastic

Service Contract

No

Hot Water System

Tank capacity: approximately 40 gallons

Outdoor Storage

Yes

Condition of Doors/Windows

Good



