

2513 ROUTE 348 RAWDON

AREA : 39,348 SQ. FT.

PMML

FOR SALE



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BUILDING TYPE

Isolated building

BUILDING CATEGORY

Self Storage

PROPERTY DESCRIPTION

This mini-warehouse site, built in 2020, represents a great investment opportunity in a modern, functional, and well-positioned asset. The property boasts a leasable volume of 167 units, a large lot size, and optimization potential.

This commercial mini-warehouse property offers 39,348 sq ft of gross floor area on a spacious 454,176 sq ft lot and features a modern layout tailored to warehousing needs, including two ground-level doors. This allows for efficient operation to serve a diverse clientele. Don't miss this opportunity.

HIGHLIGHTS

- ✓ 167 mini-warehouse units
- ✓ New asset built in 2020
- ✓ 39,348 sq ft area
- ✓ High-end glycol slab system and LED lighting

ASKING PRICE :
\$5,450,000
+ GST/PST

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Construction neuve

ADDITIONAL INFORMATION

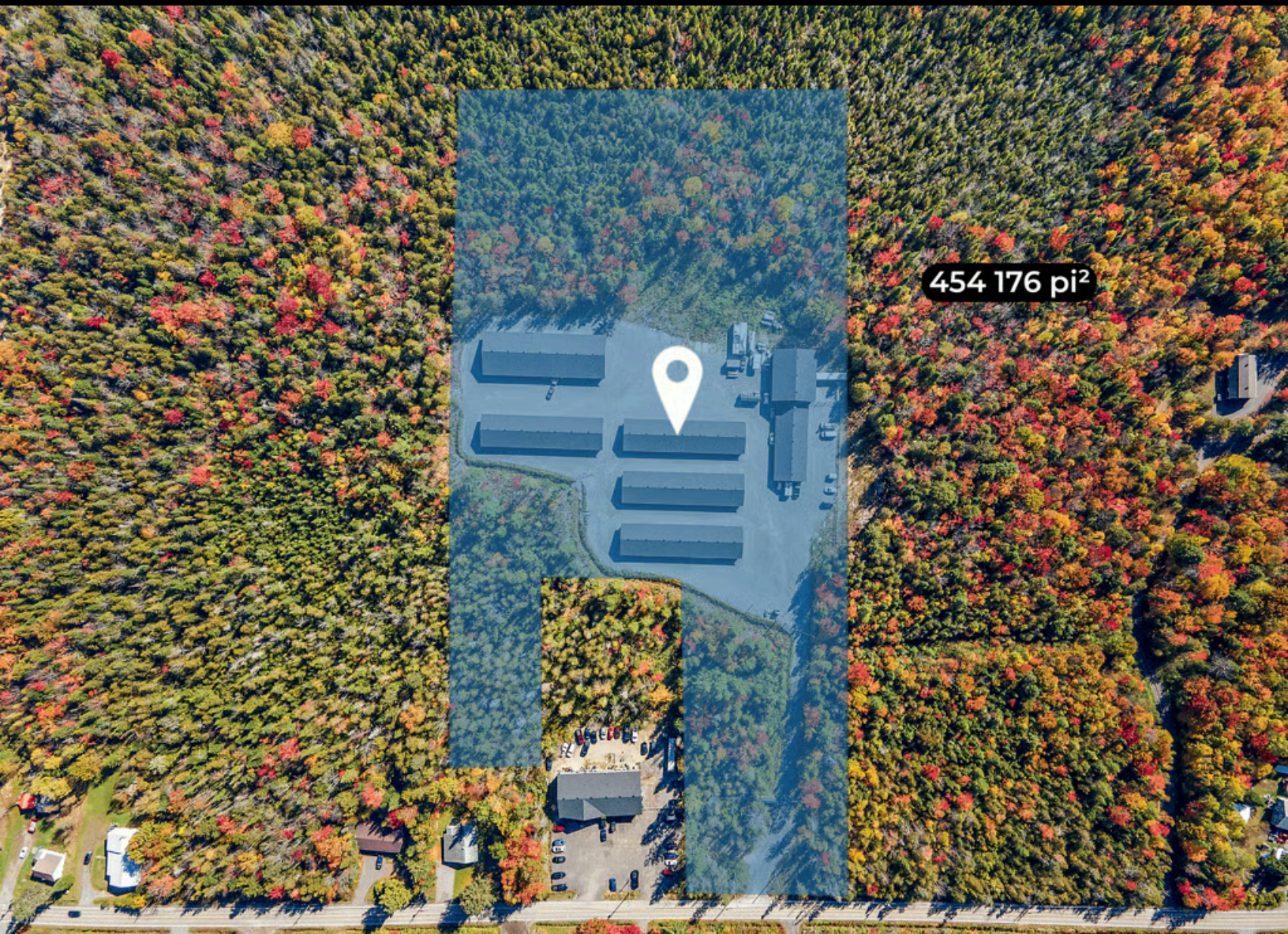
Interior finishes include Gyproc and plywood for partition walls and ceilings, vinyl cladding for some additional partition walls, and concrete floors.

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



454 176 pi²

2513 Route 348, Rawdon



454 176 pi²

BUILDING DESCRIPTION

General Information

Cadastral number	5 354 554
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Total Municipal Assessment

Total Municipal Assessment	2 852 000 \$
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Municipal Land Assessment	256 100 \$
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Municipal Building Assessment	2 595 900 \$
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Construction

Number of Storeys	1
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Type of Building	Isolated building
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Type of Construction	Wood structure
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Year of Construction	2020
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Building Dimensions	To be verified
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Features

Plumbing	Abs / Pex
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Condition of Roof	Good condition
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Electrical Panels	Circuit breakers
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Exterior Siding	Metal facades
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Condition of Doors/Windows	Good condition
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Electromechanical System

Lighting	DEL
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Fire System	Smoke detectors
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Security System	Yes
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Existing Facilities	Entrepots JMR
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Parking

Number of Parking Spaces	29 outdoor spaces with potential for expansion
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Area

Gross area (including the mezzanine)	39 348 s.f.
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Leasable Surface Area including the mezzanine and basement	34 480 s.f.
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Land Surface Area	454 176 p.c
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Ground-floor building area	39 348 s.f.
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Average Surface Area / Unit	N/A
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FEATURES

Sprinklers

No

Condition of Roof

Good condition

Loading Docks

No

Electrical Panels

Circuit breakers

Electrical Power

To be verified

Ground Level Door

2 Doors 14' x 14' // 162 Doors 8' x 7'

Overhead Cranes

No

Heating System

High-end glycol slab

Exterior Siding

Metal facades

Environmental Report

To be verified

Plumbing

Abs / Pex

Service Contract

To be verified

Hot Water System

Independent tanks

Outdoor Storage

Yes

Condition of Doors/Windows

Good condition

REVENUE

	yearly	\$ / PI²
Commercial	\$51,435	\$1.31
Lockers		
Parking		
Rented Unit	\$421,417	\$10.71
Unit Under Renovation (Projected Value)	\$40,587	\$1.03
Total Revenues	\$513,439	\$13.05
Expenses recovery	yearly	\$ / PI²
Total expenses recovery		
Total Gross Income	\$513,439	\$13.05
Vac. / Bad debt		
EGR	\$513,439	\$13.05

EXPENSES

	Calc.	yearly	\$ / PI²
Administration	Estimated	\$2,000	\$0.05
Management Fees	Current	\$2,000	\$0.05
Municipal Taxes	Current	\$35,836	\$0.91
School Taxes	Current	\$2,103	\$0.05
Insurance	Estimated	\$14,195	\$0.36
Electricity	Current	\$34,075	\$0.87
Heating			
Snow Removal	Current	\$15,177	\$0.39
Elevator	Current		
Lawn			
Structural Reserve			
Janitor			
Maintenance	Current	\$4,941	\$0.13
WiFi	Estimated	\$840	\$0.02
Heat Pump			
Trash	Current	\$1,068	\$0.03
Salaire	Current	\$25,000	\$0.64
Total Expenses		\$137,235	\$3.49



