

252 JOSEPH-GAGNÉ SUD LA BAIE

AREA : 4,718 SQ. FT.

PMML

FOR SALE



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Real Estate Broker

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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Light Industrial

PROPERTY DESCRIPTION

Beautiful commercial building located in the Labaie area. The building is split in two, allowing an operating owner to generate rental income. Alternatively, it will be easy to open the partition and exploit 100% of the premises.

HIGHLIGHTS

- ✓ Don't miss out!
- ✓ Great potential to be exploited!
- ✓ Possibility of owner-occupancy with a tenant providing income
- ✓ Located in an industrial area

ASKING PRICE :

\$480,000

+ GST/PST

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Roofing of lower section (extension and garage), repair of garage concrete slab, replacement of garage interior sheet metal.

½ Roof

Interior wall covering in metal.

Rear section with polished concrete floor.

New garage doors.

ADDITIONAL INFORMATION

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



252 Joseph-Gagné Sud, La Baie



BUILDING DESCRIPTION

General Information

Cadastral number 3343889

Total Municipal Assessment

Total Municipal Assessment 188 600 \$

Municipal Land Assessment 11 800 \$

Municipal Building Assessment 176 800 \$

Construction

None

4

Number of Storeys 2

Type of Building Detached

N/A

2

Type of Construction Steel structure

Year of Construction 1981

Building Dimensions 30' x 50'

Yes

550 amp

Features

Plumbing COPPER + PEX

Condition of Roof Bottom part 2017, Second part very good condition, no warranty

Electrical Panels Breakers (200 Amp entré 600 volts)

Exterior Siding Steel

Condition of Doors/Windows Doors: Good (except front door); new garage doors Windows: Good

Electromechanical System

Fire System None

Security System To be verified

Existing Facilities Ambulance garage + storage

Parking

Number of Parking Spaces 20 Spots

Area

Gross area (including the mezzanine) 4 950 sq.fr

Leasable Surface Area including the mezzanine and basement 4 950 sq.fr

Land Surface Area 14 075 sq.tf

Ground-floor building area 4 950 sq.fr

Average Surface Area / Unit 4 950 sq.fr



FEATURES

Plumbing

COPPER + PEX

Heating System

Natural gas and electricity

Exterior Siding

Steel

Condition of Roof

Bottom part 2017, Second part very good condition, no warranty

Hot Water System

Natural gas and electricity

Environmental Report

N/A

Service Contract

N/A

Electrical Panels

Breakers (200 Amp entrée 600 volts)

Condition of Doors/Windows

Doors: Good (except front door); new garage doors Windows: Good











