FOR SALE

PMML

3152 BEAUDRY-LEMAN | SHAWINIGAN

AREA : 8,000 SQ FT





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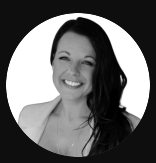

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Produced on: November 24, 2026

BUILDING TYPE

Detached

BUILDING CATEGORY

Light Industrial

PROPERTY DESCRIPTION

Industrial building with a floor area of 8,000 pc., situated on a lot of 11,022 pc. Designed to maximize operational efficiency, this space offers a clear height of 20′ and is already equipped with the facilities required for food activities (processing, preparation, refrigeration, and freezing). A turnkey building ideal for propelling your business forward.

Key features of the building:

Operational area: Spacious and functional workspace, compliant with agri-food standards.

Administrative space: Private office with natural light

Employee area: Fully equipped cafeteria with kitchen.

Logistics: Loading dock facilitating the receipt and shipment of goods.

Energy: Gas heating system.

HIGHLIGHTS

- 1 office area with private offices and natural light
- 1 lunchroom (cafeteria) with kitchen
- 2 professional-grade freezer spaces integrated into the building
- 4 parking spaces on-site and on the street.

ASKING PRICE :

$625,000

+ GST/PST

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

-The roof and steel framing will be completely replaced in 2025.
-The gas heating system will be replaced in 2025.

ADDITIONAL INFORMATION

Potential: A strategic and fully equipped asset, ideal for owner-occupiers.

Specialization: Layout optimized for food manufacturing and processing.

Rarity: A unique and distinctive property in the Shawinigan area.

Leasing Status: 1 lease in place, expiring in 2027

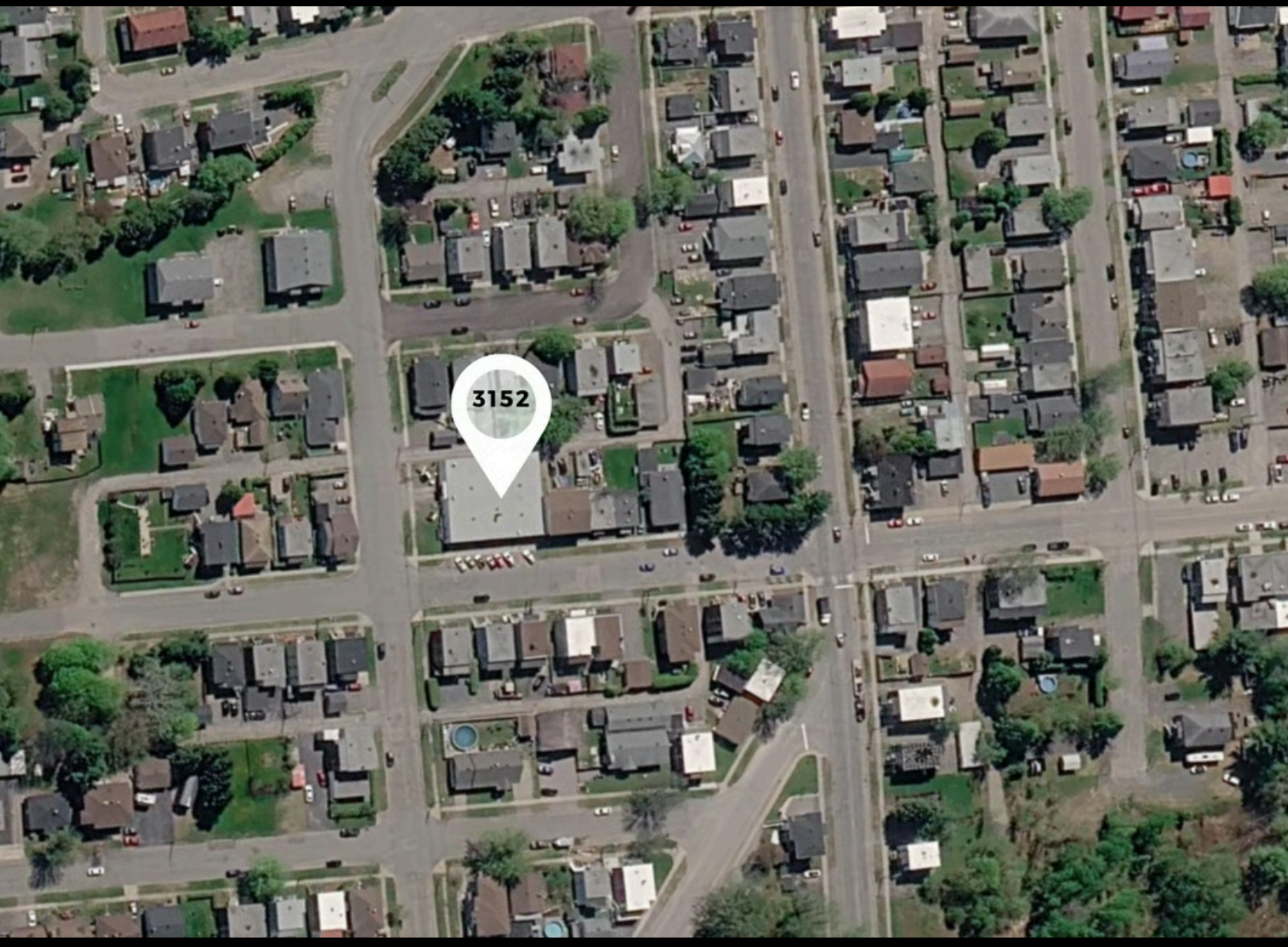
Zoning: Zone 1536, C designation. Specifically permitted use: 208 – Manufacturing of other food products. Other permitted uses as per the applicable grid and column.

Location: Close to the Autoroute de l'Énergie (Route 55), offering quick access to the main highway network.

Conditions of Sale: Sale made without legal warranty, at the buyer's own risk.



Industrial Opportunity – Specializing in the Agri-Food Sector



BUILDING DESCRIPTION

General Information

Cadastral number	3 718 227

Total Municipal Assessment

Total Municipal Assessment	$ 232 300
Municipal Land Assessment	$ 35 800
Municipal Building Assessment	$ 196 500

Construction

Clearance Height	20 ft
Number of Storeys	1
Type of Building	Detached
Type of Construction	Steel structure
Year of Construction	1955
Building Dimensions	29.01 m x 24.99 m

Attractive opportunity for an owner-occupier Layout well suited for food manufacturing operations Unique asset of its kind in the Shawinigan area One lease currently in place, expiring in 2027 (the current tenant plans to relocate to a larger space) Sale without legal warranty, at the buyer's risk and peril

Electromechanical System

Lighting	Neon
Fire System	Smoke Detectors
Security System	Alarm system (intrusion), smoke detectors
Existing Facilities	Freezer and refrigerator built into the building. Compressor. Wall-mounted heat pumps.

Building type

Detached industrial building with a steel frame, featuring a clear height of 20', a loading dock, and built-in refrigeration systems.

Parking

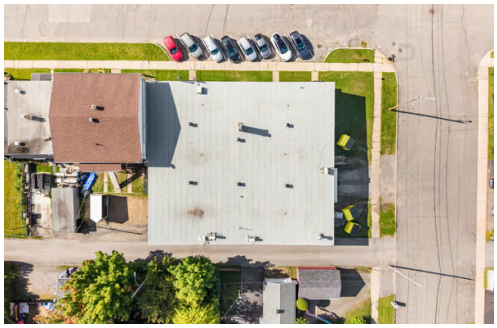
Number of Parking Spaces	4

Area

Gross area (including the mezzanine)	8000 sq. ft
Leasable Surface Area including the mezzanine and basement	8000 sq. ft
Land Surface Area	11 022 sq. ft
Ground-floor building area	7715 sq. ft
Available Surface Area	8 000 sq. ft
Average Surface Area / Unit	8000 sq. ft







FEATURES

Sprinklers

To be verified

Condition of Roof

2025

Loading Docks

1 fixed dock

Electrical Panels

Circuit breakers

Ground Level Door

Yes

Overhead Cranes

N/A

Heating System

Gas Heating

Exterior Siding

Concrete block

Plumbing

Copper, ABS, Cast iron, Steel

Service Contract

None

Hot Water System

3 water heaters / 60 gallons each

Distance from fire station and hydrant

2.1 km from the fire station and the fire hydrant across from the building (corner)

Outdoor Storage

None

Condition of Doors/Windows

PVC Windows

Electrical Power

400A/600V 3-phase service

Environmental Report

Update needed

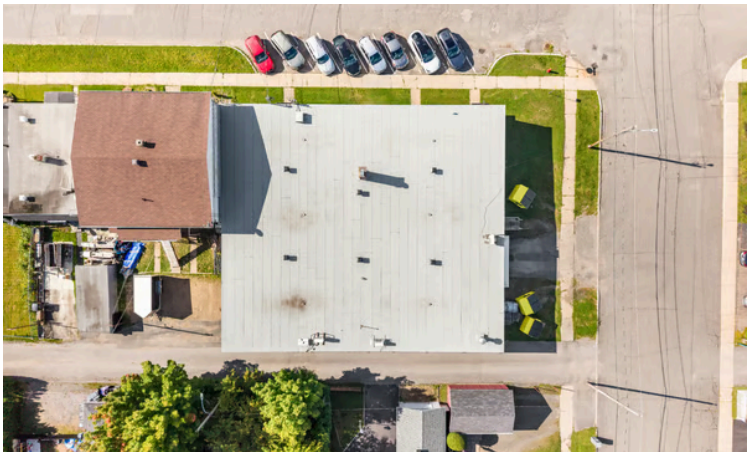
REVENUE

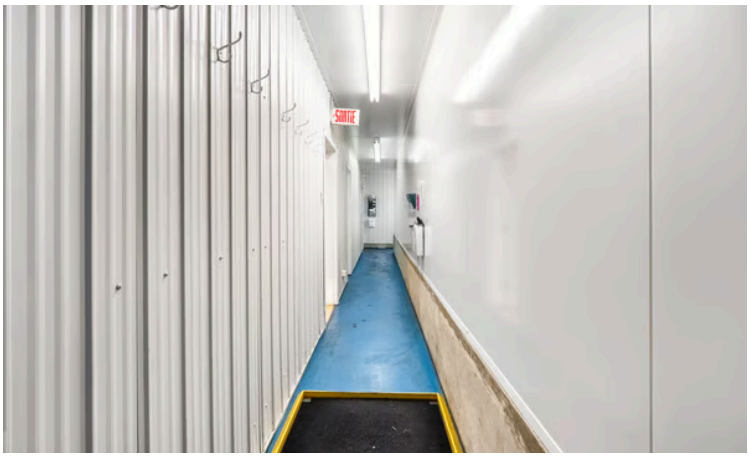
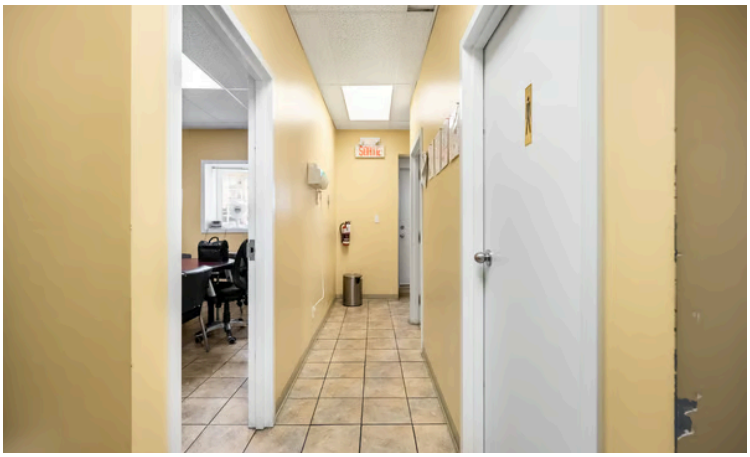
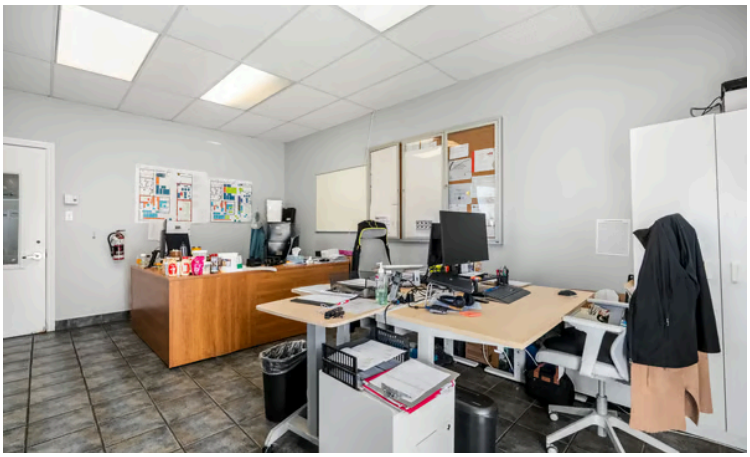
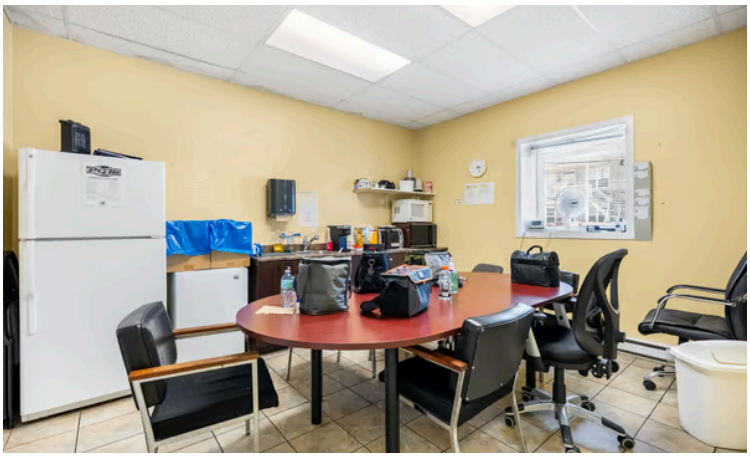
	yearly	$ / PI²
Commercial	$60,000	$7.50
Lockers		
Parking		
Total Revenues	**$60,000**	**$7.50**
Expenses recovery	**yearly**	**$ / PI²**
Total expenses recovery		
Total Gross Income	**$60,000**	**$7.50**
Vac. / Bad debt	$3,000	$0.38
EGR	**$57,000**	**$7.13**

EXPENSES

	Calc.	yearly	% OF EGR	$ / PI²
Administration				
Management Fees	Actual	$1,710	3 %	$0.21
Municipal Taxes	Actual	$11,925	20.9 %	$1.49
School Taxes	Actual	$202	0.4 %	$0.03
Insurance	Actual	$5,687	10 %	$0.71
Electricity				
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve	Actual	$1,140	2 %	$0.14
Janitor				
Maintenance				
WiFi				
Heat Pump				
Total Expenses		**$20,664**	**36.3 %**	**$2.58**
Net Revenue		**$36,336**		**$4.54**

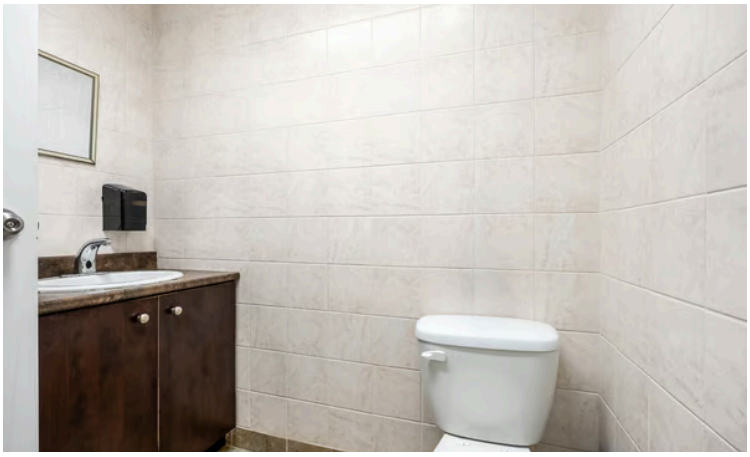








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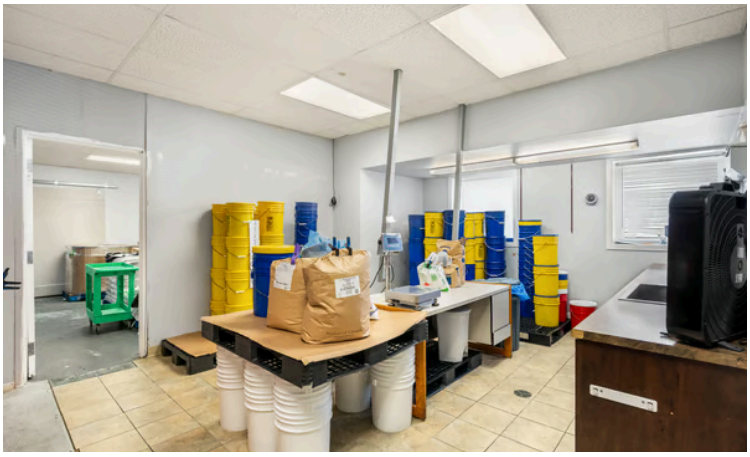



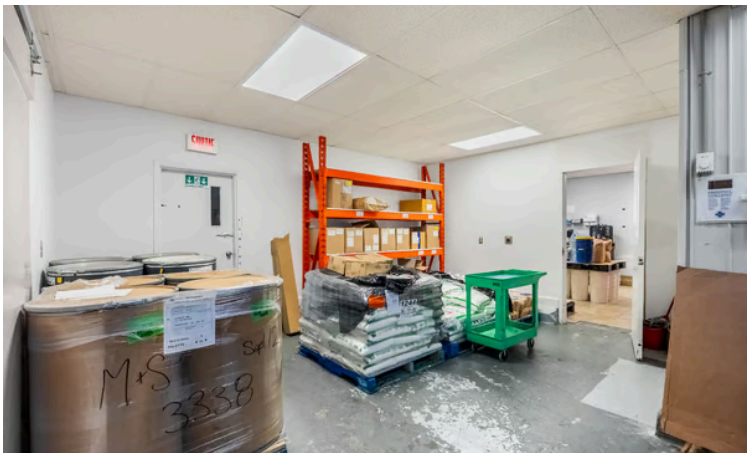
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