

3715 LOSCH SAINT-HUBERT

AREA : 81,614 SQ. FT.

PMML

FOR SALE



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BUILDING TYPE

Detached

BUILDING CATEGORY

Light Industrial

PROPERTY DESCRIPTION

Industrial building offering excellent investment potential, situated on a large 249,992-square-foot lot and featuring 81,614 square feet of floor space. The property benefits from the presence of a major, high-quality, well-established tenant, ensuring a solid and attractive rental profile. An ideal opportunity for an investor seeking a well-positioned commercial real estate asset .

HIGHLIGHTS

- ✓ A prime investment opportunity.
- ✓ A large lot of 249,992 sq. ft. with a building totaling 81,614 sq. ft.
- ✓ Strategic location.
- ✓ Stable, well-established tenant.

ASKING PRICE :
\$19,998,000
+ GST/PST

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

The building has undergone regular preventative maintenance since its construction.

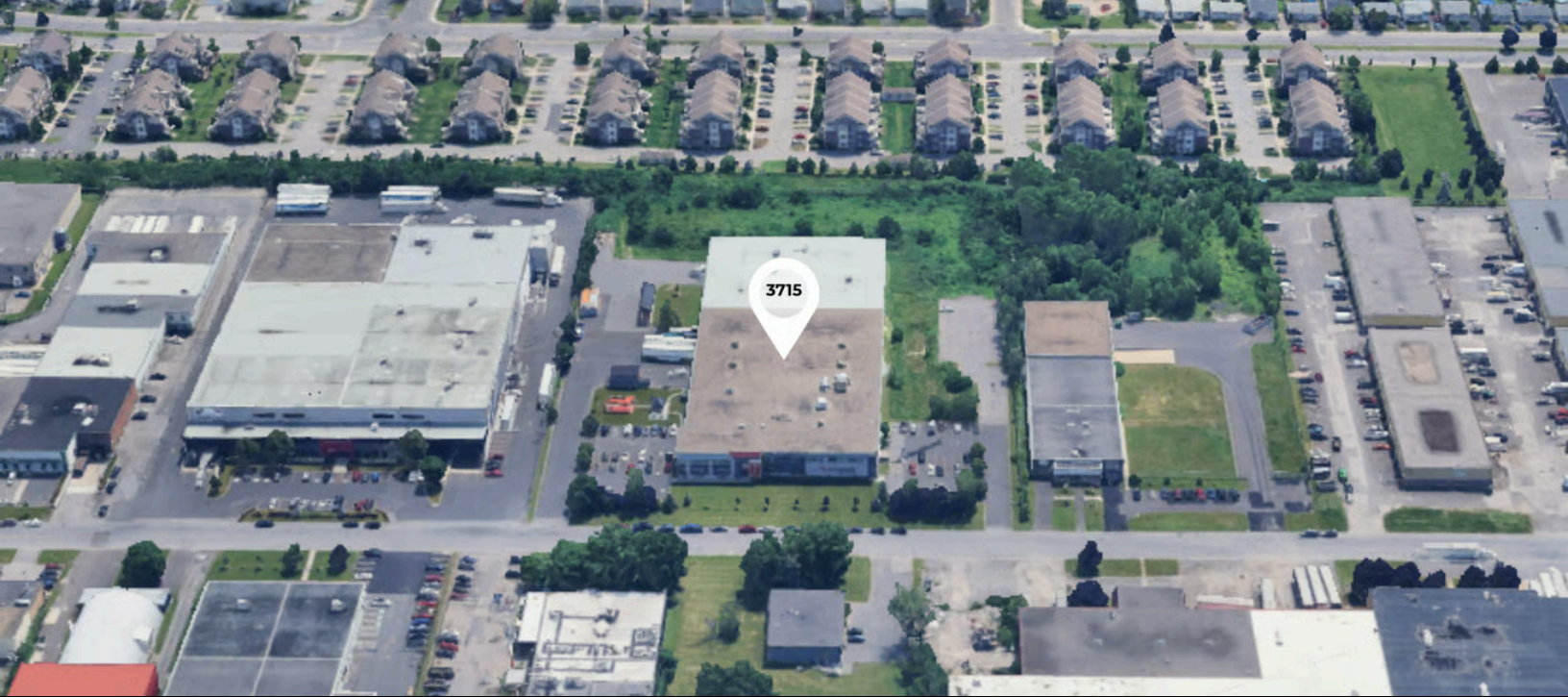
Expansion in 2018.

Roof replacement in 2024 (\$465,000).

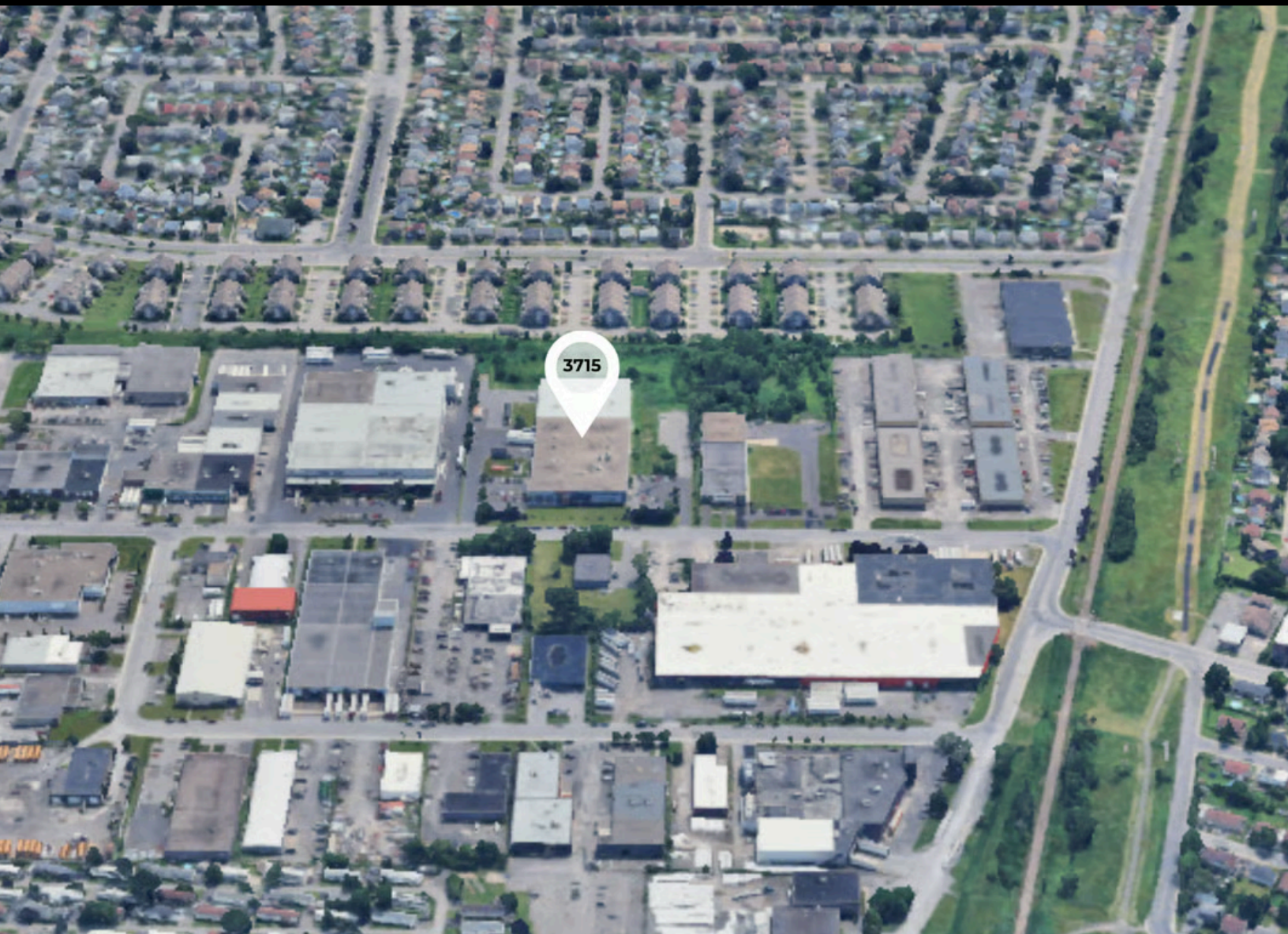
ADDITIONAL INFORMATION

Remaining economic lifespan: 46 years

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



3715 Losch, Saint-Hubert



BUILDING DESCRIPTION

General Information

Cadastral number 2 197 527

Total Municipal Assessment

Total Municipal Assessment \$9,581,400

Municipal Land Assessment \$3,117,300

Municipal Building Assessment \$6,464,100

Construction

Clearance Height 25' - 27'

Number of Storeys 1

Type of Building Detached

Type of Construction Steel structure

Year of Construction 2008-2018

Building Dimensions 177' x 388'

Air exchanger system (Air make-up)

Features

Plumbing Men's and women's restrooms / Copper supply piping

Condition of Roof Membrane Soprema / Gravier de rivière (± 64 %) and membrane TPO blanche (± 36 %)

Electrical Panels Transformers and distribution panels

Exterior Siding Metal / Steel beams, joists and columns / 35' x 35' frames

Condition of Doors/Windows Windows fixes à double vitrage teint scellé / Portes vitrées, steel, aluminium

Electromechanical System

Lighting Fluorescent(+T5)/LED/Halogen

Fire System Fire alarm

Security System Alarm/Key Card Access/Camera

Existing Facilities Mirazed

Building type

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

Parking

Number of Parking Spaces 94 spaces

Area

Gross area (including the mezzanine) 81,614 sq. ft.

Leasable Surface Area including the mezzanine and basement 81,614 sq. ft.

Land Surface Area 249,992 sq. ft.

Ground-floor building area 68,727 sq. ft.

Average Surface Area / Unit 81,614 sq. ft.



FEATURES

Sprinklers

Automatic sprinklers serving the entire building

Condition of Roof

Membrane Soprema / Gravier de rivière (3 64 %) and membrane TPO blanche (3 36 %)

Loading Docks

7 loading docks with dock levelers

Electrical Panels

Transformers and distribution panels

Electrical Power

1200 amps / 347/600 volts / 3 phases

Ground Level Door

1 vehicle entrance

Overhead Cranes

N/A

Heating System

Electric heaters/Gas-fired air heaters/Radiant floor heating (geothermal)

Exterior Siding

Metal / Steel beams, joists and columns / 35' x 35' frames

Environmental Report

Update to be done

Plumbing

Men's and women's restrooms / Copper supply piping

Service Contract

To be verified

Hot Water System

Electric water heaters

Outdoor Storage

4,402 sq ft storage mezzanine

Condition of Doors/Windows

Windows fixes à double vitrage teint scellé / Portes vitrées, steel, aluminium

REVENUE

	yearly	\$ / PI²
Commercial	\$1,122,192	\$13.75
Lockers		
Parking		
Total Revenues	\$1,122,192	\$13.75
Expenses recovery	yearly	\$ / PI²
Tax Recovery	\$263,630	\$3.23
Insurance Recovery	\$22,444	\$0.28
Total expenses recovery	\$286,074	\$3.51
Total Gross Income	\$1,408,266	\$17.26
Vac. / Bad debt		
EGR	\$1,408,266	\$17.26

EXPENSES

	Calc.	yearly	\$ / PI²
Administration			
Management Fees			
Municipal Taxes	Current	\$256,686	\$3.15
School Taxes	Current	\$6,944	\$0.09
Insurance	Estimated	\$22,444	\$0.28
Electricity			
Heating			
Snow Removal			
Elevator			
Lawn			
Structural Reserve			
Janitor			
Maintenance			
WiFi			
Heat Pump			
Total Expenses		\$286,074	\$3.51

