

425 YAMASKA WATERLOO

AREA : 14,000 SQ. FT.

PMML

FOR SALE



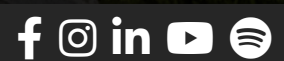
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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Light Industrial

PROPERTY DESCRIPTION

Beautiful newly constructed industrial building located in the Yamaska Industrial Park in Waterloo. The property offers 14,000 sq. ft. of building area on a lot of more than 56,000 sq. ft., featuring 20-foot clear ceiling height and a flexible layout divided into three industrial suites. Ideal for an owner-occupant, warehousing, or light industrial use. Approximately 4,000 sq. ft. is available for an owner-occupant, while 10,000 sq. ft. is currently leased to the local school board, providing stable rental income.

HIGHLIGHTS

- ✓ Built in 2024
- ✓ 14,000 sq. ft. building
- ✓ 56,691 sq. ft. lot
- ✓ 20-foot clear ceiling height
- ✓ Three 12' x 14' overhead doors
- ✓ Column-free interior layout
- ✓ Potential to be occupied as one facility or three separate units

ASKING PRICE :

\$1,850,000

+ GST/PST

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

New Construction (2024)

ADDITIONAL INFORMATION

Building with 1 space of 4000pi2 vacant with quick occupancy available.

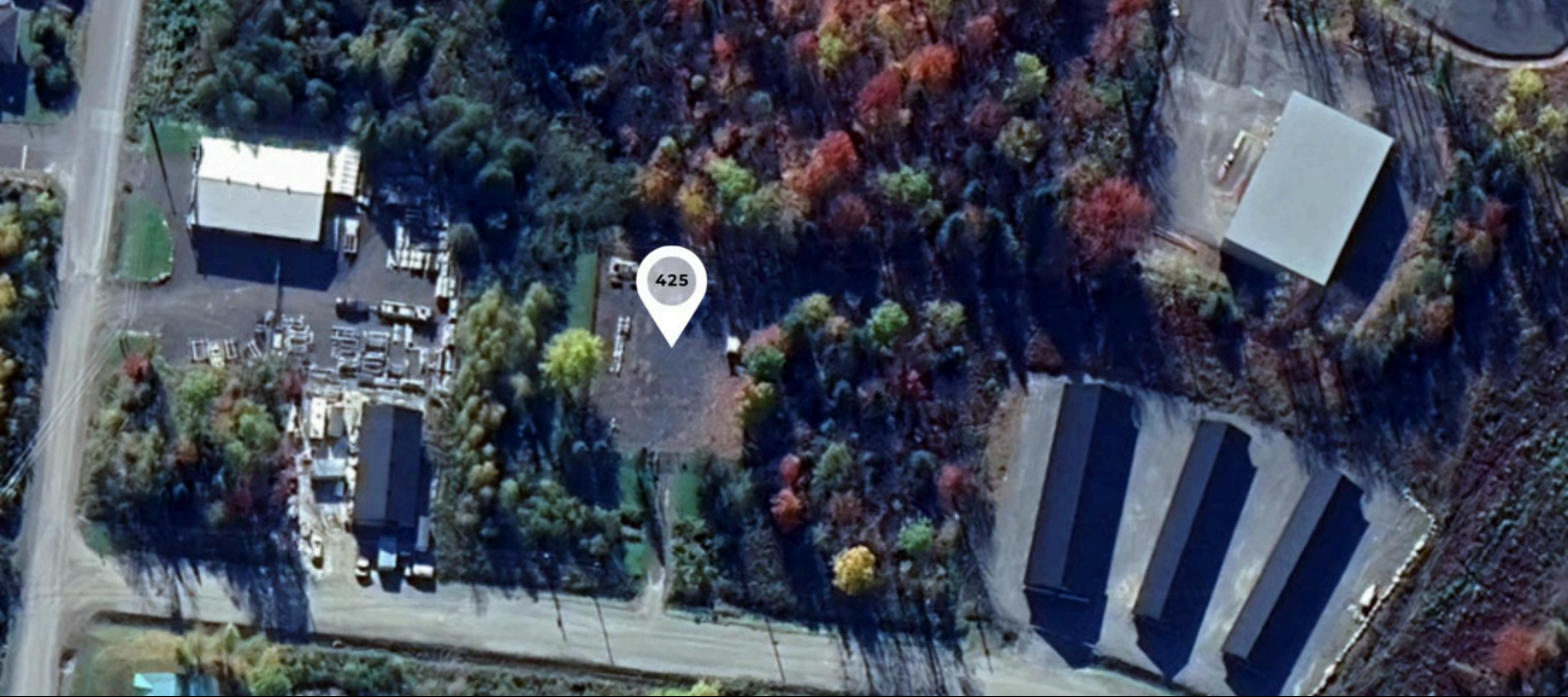
Commercial and industrial zoning.

Electrical service of 200 amps per unit, for a total of 600 amps.

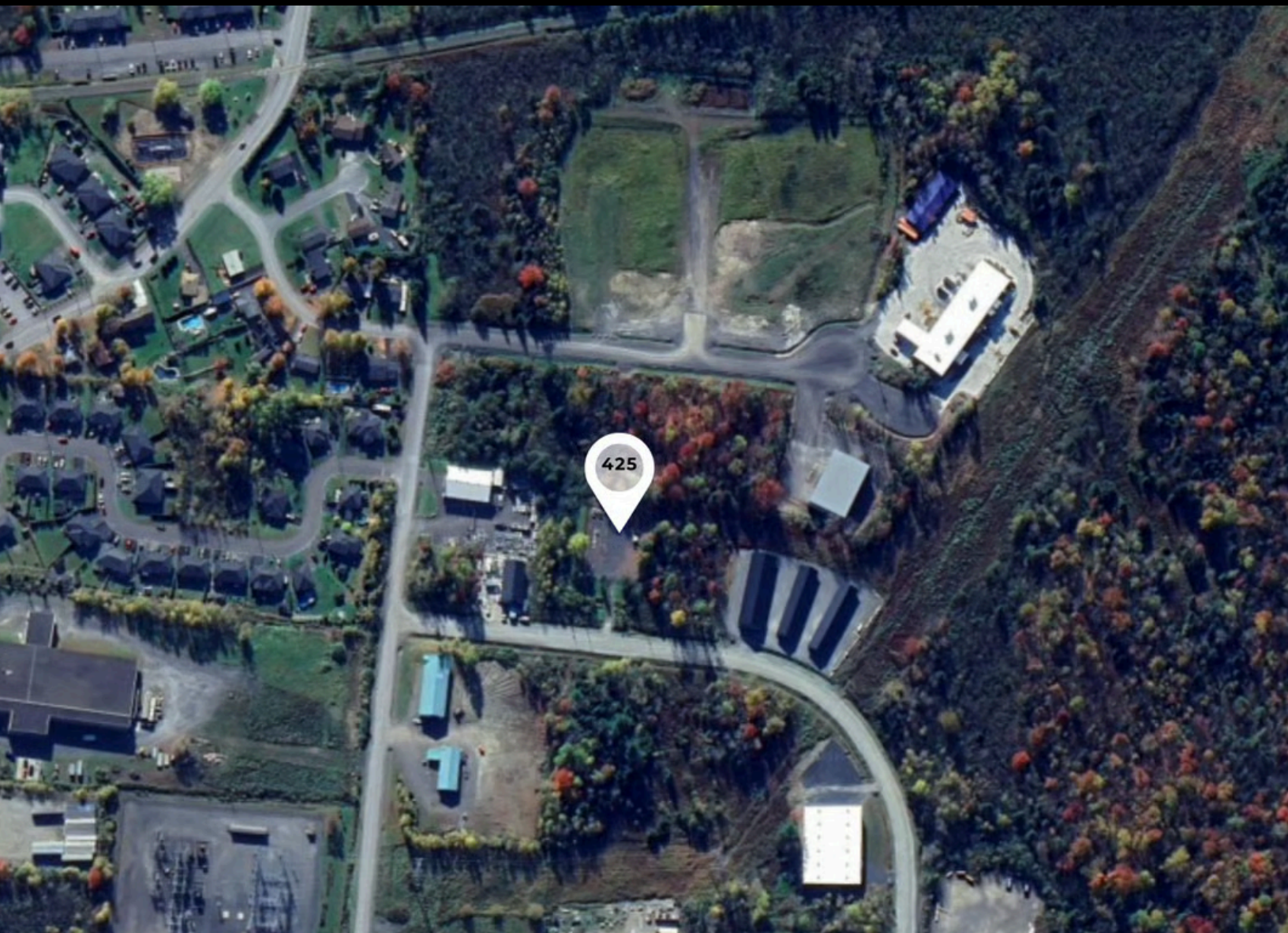
Conveniently located near Highways 10, 20 and 55, providing excellent access throughout Southern Quebec.

Property serviced by municipal water and sewer services.

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



425 Yamaska, Waterloo



BUILDING DESCRIPTION

General Information

Cadastral number 6302686

Total Municipal Assessment

Total Municipal Assessment 1 667 100 \$

Municipal Land Assessment 108 900 \$

Municipal Building Assessment 1 558 200 \$

Construction

Clearance Height 20 ft

Number of Storeys 1

Type of Building Detached

Type of Construction Wood Structure

Year of Construction 2024

Building Dimensions 100 x 140 pi irr

Building configured into three industrial suites

Features

Plumbing Abs / Pex

Condition of Roof Elastomeric membrane roofing.

Electrical Panels Breakers 600a

Exterior Siding Steel cladding.

Condition of Doors/Windows New

Electromechanical System

Lighting LED

Fire System Smoke detectors

Security System No

Existing Facilities Mechanical room

Building type

Industrial zoning permitting commercial and industrial uses Sale without legal warranty of quality, at the buyer's own risk and peril

Parking

Number of Parking Spaces 15+

Area

Gross area (including the mezzanine) N/A

Leasable Surface Area including the mezzanine and basement N/A

Land Surface Area 56 691 sqft

Ground-floor building area 14000 sqft

Available Surface Area 4000 sqft

Average Surface Area / Unit To be verified



FEATURES

Sprinklers

No

Condition of Roof

Elastomeric membrane roofing.

Loading Docks

N/A

Electrical Panels

Breakers 600a

Electrical Power

600a

Ground Level Door

Three grade-level overhead doors measuring 12' x 14' each.

Overhead Cranes

N/A

Heating System

Electric forced-air system

Exterior Siding

Steel cladding.

Environmental Report

To be updated

Plumbing

Abs / Pex

Service Contract

No

Hot Water System

Separately metered utilities

Outdoor Storage

Yes

Condition of Doors/Windows

New

REVENUE

	yearly	\$ / PI²
Commercial	\$166,404	\$11.89
Lockers		
Parking		
Total Revenues	\$166,404	\$11.89
Expenses recovery	yearly	\$ / PI²
General Recovery		
Tax Recovery		
Insurance Recovery		
Maintenance Recovery		
Total expenses recovery		
Total Gross Income	\$166,404	\$11.89
Vac. / Bad debt		
EGR	\$166,404	\$11.89

EXPENSES

	Calc.	yearly	\$ / PI²
Administration			
Management Fees			
Municipal Taxes	Current	\$33,292	\$2.38
School Taxes	Current	\$1,150	\$0.08
Insurance	Current	\$3,820	\$0.27
Electricity			
Heating			
Snow Removal			
Elevator			
Lawn			
Structural Reserve			
Janitor			
Maintenance			
WiFi			
Heat Pump			
Total Expenses		\$38,262	\$2.73

