

5 DU VIADUC PORT-CARTIER

AREA : 5,036 SQ. FT.

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Steel structure

BUILDING CATEGORY

Light Industrial

PROPERTY DESCRIPTION

A beautiful building in an industrial area, housing a plumbing business and a rental operation for construction trailers and portable restrooms serving construction sites in the region and on the North Shore. The total floor area is 5,036 sq. ft.

IMPORTANT: The owner is offering to sell the building with or without the SERVICES GROUPTech business. The value of the building is \$600,000, and Services GroupTech is valued at \$300,000.

HIGHLIGHTS

A dynamic industrial city with a major port, Port-Cartier benefits from the presence of major companies such as ArcelorMittal, Arbec, Black Pearls, Biocarburant AECN, and Carbonity. These industries generate significant economic benefits for local businesses, thereby ensuring the sector's long-term viability.

ASKING PRICE :

\$600,000

+ GST/PST

ADDITIONAL INFORMATION

The owner would like to retain part of the building and remain a tenant, thereby securing income for at least 2–3 years. The owner is willing to meet with the new buyer and offer financing if needed.

The sale is made without legal warranty of quality to the risks and perils of the buyer



5 du Viaduc, Port-Cartier



BUILDING DESCRIPTION

General Information

Cadastral number	4693896
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Total Municipal Assessment

Total Municipal Assessment	204 400 \$
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Municipal Land Assessment	20 600 \$
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Municipal Building Assessment	183 800 \$
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Construction

Clearance Height	To be verified
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Number of Storeys	To be verified
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Type of Building	Steel structure
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Type of Construction	Steel - Sheet metal
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Year of Construction	1979
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Building Dimensions	50.1 ft x 102.10 ft
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Features

Plumbing	Copper
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Condition of Roof	Good condition (sheet metal)
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Electrical Panels	Circuit breaker
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Exterior Siding	Sheet metal
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Condition of Doors/Windows	Good condition (PVC)
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Electromechanical System

Lighting	Fluorescent
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Fire System	To be confirmed
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Security System	To be confirmed
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Existing Facilities	5-ton overhead crane
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Parking

Number of Parking Spaces	In front of Building 8, with plenty of space around the building; large lot
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Area

Gross area (including the mezzanine)	To be verified
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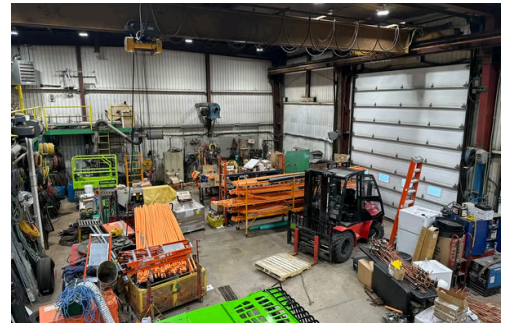
Leasable Surface Area including the mezzanine and basement	To be verified
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Land Surface Area	35 220 Sq Ft
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Ground-floor building area	5 036 Sq Ft
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Available Surface Area	To be verified
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Average Surface Area / Unit	To be verified
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FEATURES

Sprinklers

To be confirmed

Condition of Roof

Good condition (sheet metal)

Loading Docks

To be verified

Electrical Panels

Circuit breaker

Electrical Power

To be verified

Ground Level Door

To be verified

Overhead Cranes

5-ton overhead crane

Heating System

Electric baseboard heaters in the office, electric space heater in the garage

Exterior Siding

Sheet metal

Environmental Report

Coming soon

Plumbing

Copper

Service Contract

None

Hot Water System

Central tank

Outdoor Storage

Very large lot

Condition of Doors/Windows

Good condition (PVC)

