

500 FERNAND-POITRAS TERREBONNE

AREA : 41,054 SQ. FT.

PMML

FOR SALE



John Shaghoury

Team Anthony Harchaoui

VP

Real Estate Broker, B.Sc.

 514-502-6369



john.shaghoury@pmml.ca

PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Light Industrial

PROPERTY DESCRIPTION

Ideal industrial building for investors or owner-occupants. Continue the current operation or vacate the space to establish your own business. The clear ceiling height allows for increased storage capacity by adding a mezzanine. Its open square layout, removable partitions, truck maneuvering area, and industrial zoning make it well suited for distribution, warehousing, and manufacturing.

HIGHLIGHTS

- ✓ 23 ft. clear height
- ✓ Potential to add another storage level
- ✓ Between 30 and 50 outdoor RV storage spaces
- ✓ Fenced yard with excellent truck manoeuvrability
- ✓ Strategic access to Highway 640 and Route 335

ASKING PRICE :

\$9,795,000

+ GST/PST

ADDITIONAL INFORMATION

The current lot has an area of 214,209 sq. ft. A subdivision of the lot is currently underway. The projected area included in the sale is approximately 170,000 sq. ft., subject to approvals, the new cadastral plan, and official documents.

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



500 Fernand-Poitras, Terrebonne



BUILDING DESCRIPTION

General Information

Cadastral number	3 148 878
------------------	-----------

Total Municipal Assessment

Total Municipal Assessment	9 077 100 \$
----------------------------	--------------

Municipal Land Assessment	5 771 500 \$
---------------------------	--------------

Municipal Building Assessment	3 305 600 \$
-------------------------------	--------------

Construction

Clearance Height	22' - 24'
------------------	-----------

Number of Storeys	1
-------------------	---

Type of Building	Detached
------------------	----------

Type of Construction	Steel structure
----------------------	-----------------

Year of Construction	2003
----------------------	------

Building Dimensions	246 pi x 166 pi
---------------------	-----------------

Acoustic tile ceilings and exposed structure
Placoplâtre interior partitions and exposed structure

Electromechanical System

Lighting	To be verified
----------	----------------

Fire System	Sprinklers
-------------	------------

Security System	Alarm, indoor/outdoor cameras
-----------------	-------------------------------

Existing Facilities	Mini-warehouse
---------------------	----------------

Building type

Industrial building converted into mini-warehouses

Parking

Number of Parking Spaces	13
--------------------------	----

Area

Gross area (including the mezzanine)	41 054 sq. ft.
--------------------------------------	----------------

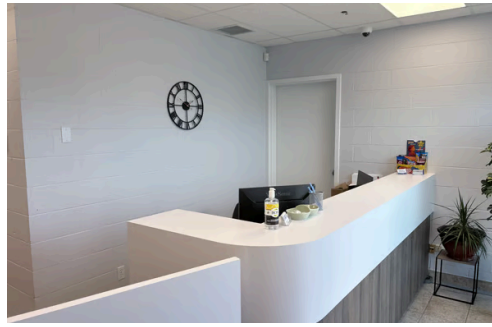
Leasable Surface Area including the mezzanine and basement	40 875 sq. ft.
--	----------------

Land Surface Area	214 209 sq. ft.
-------------------	-----------------

Ground-floor building area	41 054 sq. ft.
----------------------------	----------------

Available Surface Area	40 875 sq. ft.
------------------------	----------------

Average Surface Area / Unit	40 875 sq. ft.
-----------------------------	----------------



FEATURES

Sprinklers

Internal spray nozzle

Condition of Roof

Tar and gravel over insulation, metal decking, and joists

Loading Docks

None

Electrical Panels

Circuit breakers

Electrical Power

600 volts / 200 amps

Ground Level Door

13

Overhead Cranes

N/A

Heating System

Electric baseboard heaters, natural gas unit heaters (7)

Exterior Siding

Brick, aluminum

Environmental Report

Update to be done

Plumbing

Copper and ABS

Service Contract

No

Hot Water System

20 gallons (electric)

Outdoor Storage

No

Condition of Doors/Windows

Aluminium





