

512 CARDINAL SALABERRY-DE-VALLEYFIELD

AREA : 12,661 SQ. FT.

PMML

FOR SALE



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BUILDING TYPE

Detached

BUILDING CATEGORY

Light Industrial

PROPERTY DESCRIPTION

Industrial building constructed in 2020, currently used as a recreational vehicle (RV) repair shop. The building offers approximately 12,715 sq ft, including 1,325 sq ft of air-conditioned office space and 11,390 sq ft of workshop space with 10 floor-level doors (Walk in /Walk Out). Situated on a 226,171 sq ft lot, it benefits from a large paved and gravel yard ideal for traffic, parking, and outdoor storage.

HIGHLIGHTS

- ✓ Recently built (2020)
- ✓ Large lot including an asphalt and gravel driveway, allowing for outdoor storage
- ✓ 10 garage doors + 19.5 ft. ceiling height
- ✓ Multiple 200 A electrical connections

ASKING PRICE :

\$5,500,000

+ GST/PST

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

The building was fully constructed in 2020.

ADDITIONAL INFORMATION

Large outdoor yard equipped for the storage and handling of heavy-duty and recreational vehicles

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



512 Cardinal , Salaberry-de-Valleyfield



BUILDING DESCRIPTION

General Information

Cadastral number 6 286 525

Total Municipal Assessment

Total Municipal Assessment \$4,953,900

Municipal Land Assessment \$2,791,100

Municipal Building Assessment \$2,162,800

Construction

Clearance Height 19.5 ft

Number of Storeys 1

Type of Building Detached

Type of Construction Steel structure

Year of Construction 2020

A recently built structure situated on a large industrial site offering a large asphalt yard intended for outdoor storage.

Features

Plumbing Installation dating from 2020.

Condition of Roof Very good condition

Electrical Panels 600V

Exterior Siding To be verified

Condition of Doors/Windows Excellent condition (2020).

Electromechanical System

Lighting Indoor/Outdoor LED

Fire System No sprinkler system.

Security System Alarm and Camera

Existing Facilities Recreational vehicle repair shop.

Building type

Flat lot with municipal services. Large paved area for parking, traffic, and outdoor storage. Easement in favour of Hydro-Québec and Bell Canada.

Parking

Number of Parking Spaces +12

Area

Gross area (including the mezzanine) 12,715 sq ft

Leasable Surface Area including the mezzanine and basement 12,715 sq ft

Land Surface Area 226,171 sq ft

Ground-floor building area 12,715 sq ft



FEATURES

Plumbing

Installation dating from 2020.

Heating System

Propane air heaters and heat pump

Exterior Siding

To be verified

Condition of Roof

Very good condition

Hot Water System

Independent reservoirs

Environmental Report

Update to be done

Service Contract

Maintenance of the water sanitation system.

Electrical Panels

600V

Condition of Doors/Windows

Excellent condition (2020).





