

**5318 - 5328 HÉBERT / 86-88 YVON-
PROVOST
SALABERRY-DE-VALLEYFIELD**

AREA : 9,766 SQ. FT.

PMML

FOR SALE



Jérémy Martel

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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Light Industrial

PROPERTY DESCRIPTION

Commercial building located on a busy thoroughfare in Valleyfield, in the sought-after Saint-Timothée neighborhood, generating excellent income. The property offers significant redevelopment potential thanks to a large land area that allows for future expansion. The building has been meticulously maintained by the owner since its acquisition, with no major capital expenditures anticipated in the short or medium term. All existing leases have a minimum term of 3 years, and the tenants have been established for several years. Possibility of quickly vacating 2 to 3 units, ideal for an owner-occupier.

HIGHLIGHTS

- ✓ Turnkey asset with no capital expenditures required in the short term
- ✓ Located on a high-traffic artery in Saint-Timothée
- ✓ Ample on-site parking
- ✓ Strong redevelopment potential on the land

ASKING PRICE :

\$2,325,000

+ GST/PST

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Façade (2017)

Roof (2017–2025)

Electrical and façade lighting (2017)

Sidewalk section (2017)

Renovation of unit 5328 (2021)

ADDITIONAL INFORMATION

Half of the roof was replaced in 2017 and the remaining half in 2025

Garage door measuring 10' wide by 12' high

Loading dock measuring 8' x 7'

The SELLER gives no legal warranty of quality to the buyer, [...] (see broker for complete clause).



5318 - 5328 Hébert / 86-88 Yvon-Provost, Salaberry-de-Valleyfield



BUILDING DESCRIPTION

General Information

Cadastral number 4 862 440

Total Municipal Assessment

Total Municipal Assessment 1 262 000 \$

Municipal Land Assessment 788 000 \$

Municipal Building Assessment 474 000 \$

Construction

Clearance Height 9' to 12'

Number of Storeys 1

Type of Building Detached

Type of Construction Steel structure

Year of Construction 1988

Building Dimensions 131,7 x 115 p. irr

Single-storey building on slab with a partial basement of approximately 750 sq. ft. Steel structure with masonry and sheet metal exterior Building subdivided into multiple commercial units Clear ceiling height ranging from approximately 9 to 12 feet Loading dock and basement used for storage and mechanical room Overall condition is good, with several renovations completed over the y

Features

Plumbing PEX / ABS / Copper / Standard / Kitchen sinks

Condition of Roof Asphalt Shingles

Electrical Panels Breakers

Exterior Siding Masonry / Steel / Sheet metal

Condition of Doors/Windows Aluminium / Fixe

Electromechanical System

Fire System Smoke detector

Security System N/A

Existing Facilities Clément Hydraulitech, Sécurité Quenneville, Services CRW, Transport en vrac Beauharnois-Salaberry

Building type

May be purchased with 100 Yvon-Provost

Parking

Number of Parking Spaces 40 spots (approx.)

Area

Gross area (including the mezzanine) 10 363 sq.ft.

Leasable Surface Area including the mezzanine and basement 10 363 sq.ft.

Land Surface Area 71 131 sq.ft.

Ground-floor building area 10 363 sq.ft.

Available Surface Area To be determined

Average Surface Area / Unit 1 627 sq.ft.



FEATURES

Sprinklers

No

Condition of Roof

Asphalt Shingles

Loading Docks

Yes, 8' wide by 7' high

Electrical Panels

Breakers

Electrical Power

To be verified

Ground Level Door

Yes, 10' wide by 12' high

Overhead Cranes

No

Heating System

Forced air heating / Electric baseboards / Air conditioning

Exterior Siding

Masonry / Steel / Sheet metal

Environmental Report

To be ordered

Plumbing

PEX / ABS / Copper / Standard / Kitchen sinks

Service Contract

To be verified

Hot Water System

Water heater tank

Outdoor Storage

N/A

Condition of Doors/Windows

Aluminium / Fixe

REVENUE

	yearly	\$ / PI ²
Commercial	\$156,301	\$16.00
Lockers		
Parking		
Other Revenues		
Total Revenues	\$156,301	\$16.00
Expenses recovery	yearly	\$ / PI²
General Recovery	\$1,000	\$0.10
Tax Recovery	\$28,048	\$2.87
Insurance Recovery	\$7,668	\$0.79
Maintenance Recovery	\$6,952	\$0.71
Total expenses recovery	\$43,668	\$4.47
Total Gross Income	\$199,969	\$20.48
Vac. / Bad debt		
EGR	\$199,969	\$20.48

EXPENSES

	Calc.	yearly	\$ / PI ²
Administration			
Management Fees			
Municipal Taxes	Current	\$27,298	\$2.80
School Taxes	Current	\$750	\$0.08
Insurance	Estimated	\$7,668	\$0.79
Electricity	Estimated	\$1,000	\$0.10
Heating			
Snow Removal			
Elevator			
Lawn			
Structural Reserve			
Janitor			
Maintenance	Estimated	\$6,952	\$0.71
WiFi			
Heat Pump			
Total Expenses		\$43,668	\$4.47



