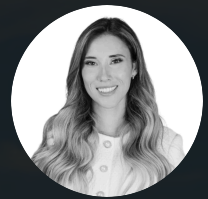


534 LOUIS-CAYER ROCK FOREST/SAINT-ELIE

AREA : 8,802 SQ. FT.

PMML

FOR SALE



Jessika Lahaie

Team Jessika Lahaie

Executive VP

Real Estate Broker | PMML

Partner

📞 819-345-2487

✉️ jessika.lahaie@pmml.ca



PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Light Industrial

PROPERTY DESCRIPTION

Commercial building totaling 16,262 sq. ft., including a fully finished basement, ideally located near Highways 10 and 55. It sits on a vast lot of approximately 213,996 sq. ft. featuring a large parking area. The 7,460 sq. ft. ground floor includes offices, two washrooms, and industrial space with garage doors and a loading dock. The newly renovated second floor offers 1,342 sq. ft. of office space, a waiting area, storage space, a conference room with a kitchen, and a washroom. The 7,460 sq. ft. basement is fully finished and includes a washroom. Ideal for an owner-occupant or for leasing out space!

HIGHLIGHTS

- ✓ The 7,460 sq ft ground floor houses offices, two washrooms, and two industrial spaces with garage doors.
- ✓ The 1,342 sq ft second floor includes four additional offices, a waiting room, a conference room, a storage room, and a washroom.
- ✓ The 7,460 sq ft basement is dedicated to a workshop with a washroom and is also accessible from the outside.
- ✓ Strategic location for any business near Highways 10 and 55, shops, boulevards, parks, etc.

ASKING PRICE :

\$1,595,000

+ GST/PST

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Built in 2003, some windows replaced in 2025, offices, flooring, conference room, kitchen renovated to modern standards.

ADDITIONAL INFORMATION

Currently owner-occupied. The property can be left vacant for the buyer or a lease can be signed.

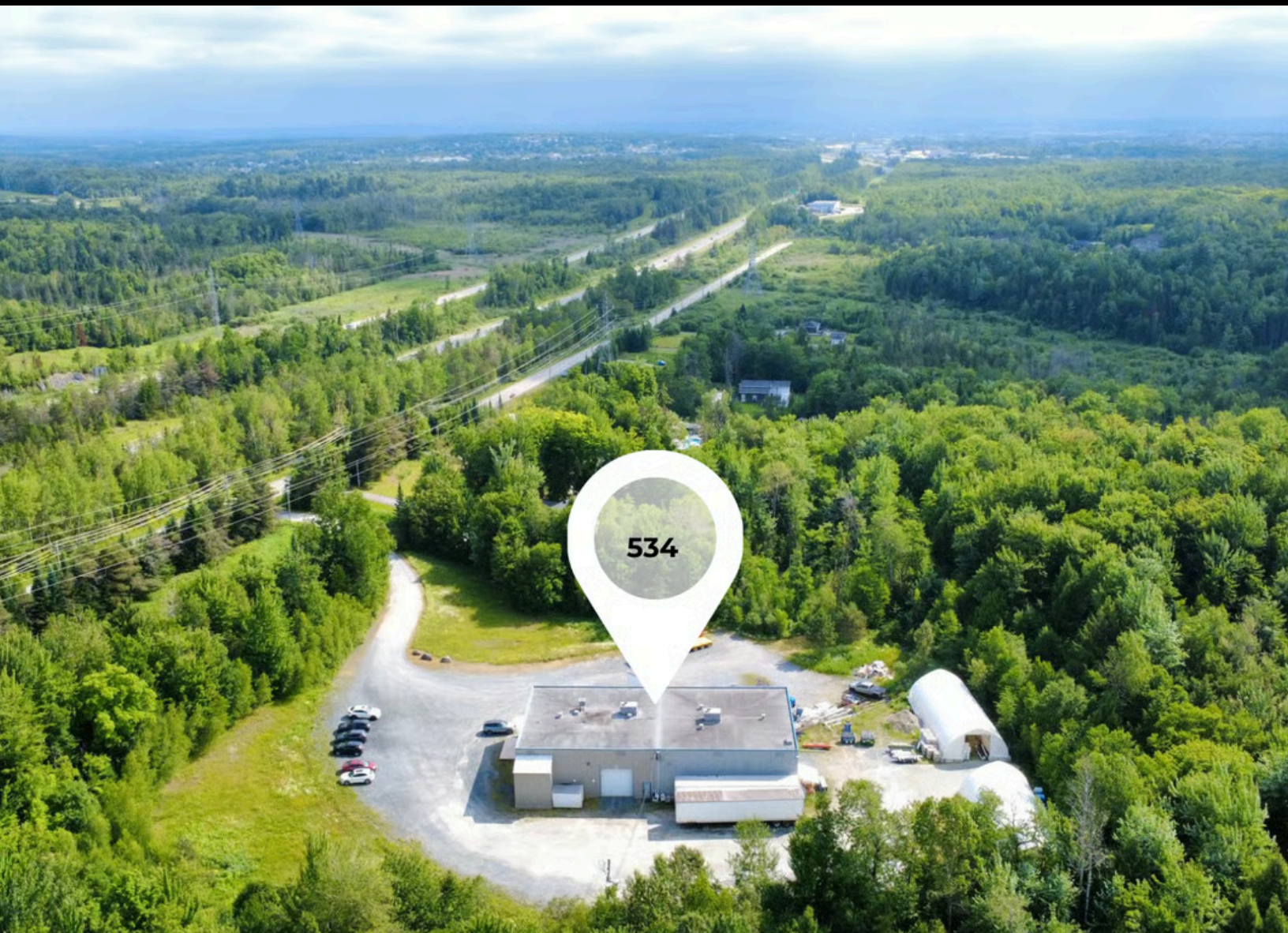
Some easements are listed on the certificate of location, including a septic system and an artesian well.

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

Features: Central heat pump, radiant floor heating in the basement, rooftop unit, air exchanger, security cameras, and more!



534 Louis-Cayer, Rock Forest/Saint-Elie



BUILDING DESCRIPTION

General Information

Cadastral number	3 583 911
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Total Municipal Assessment

Total Municipal Assessment	1 298 600 \$
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Municipal Land Assessment	145 800 \$
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Municipal Building Assessment	1 152 800 \$
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Construction

Clearance Height	16
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Number of Storeys	1
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Type of Building	Detached
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Type of Construction	Steel
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Year of Construction	2003
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Building Dimensions	60.9 X 105.2
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Storage and office use

Electromechanical System

Lighting	To be verified
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Fire System	Smoke detectors and sprinklers
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Security System	wifi camera system
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Existing Facilities	Warehouses, offices, retail space
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Parking

Number of Parking Spaces	Vast
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Area

Gross area (including the mezzanine)	16 262 pi²
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Leasable Surface Area including the mezzanine and basement	16 262 pi²
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Land Surface Area	213 996 pi²
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Ground-floor building area	7 460 pi²
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Available Surface Area	16 262 pi²
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Average Surface Area / Unit	N/A
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FEATURES

Sprinklers

N/A

Condition of Roof

Elastomeric membrane - 2003

Loading Docks

1

Electrical Panels

Circuit breakers

Electrical Power

To be verified

Ground Level Door

9

Overhead Cranes

N/A

Heating System

Central heat pump, radiant floor heating, rooftop unit

Exterior Siding

Metal

Environmental Report

Update to be done

Plumbing

Copper, ABS, PEX

Service Contract

N/A

Hot Water System

Independent tanks

Outdoor Storage

Yes

Condition of Doors/Windows

Some 2003/2025

REVENUE

yearly \$ / PI²

Commercial

Lockers

Parking

Total Revenues

Expenses recovery

yearly \$ / PI²

Total expenses recovery

Total Gross Income

Vac. / Bad debt

EGR

EXPENSES

Calc.

yearly \$ / PI²

Administration

Management Fees

Municipal Taxes

Current

\$25,398

\$2.89

School Taxes

Current

\$862

\$0.10

Insurance

Current

\$5,581

\$0.63

Electricity

Current

\$15,524

\$1.76

Heating

Snow Removal

Current

Elevator

Lawn

Structural Reserve

Janitor

Maintenance

WiFi

Heat Pump

Enviro Connexion

Current

\$2,544

\$0.29

Total Expenses

\$49,909

\$5.67

