

541-547 CHARBONNEAU SAINT-AMABLE

AREA : 12,419 SQ. FT.

PMML

FOR SALE



Laurent Paquin

Team Laurent Paquin
et Mélissa Jacob

Executive VP

Real Estate Broker | PMML
Partner

📞 514-887-3849

✉️ laurent.paquin@pmml.ca



Mélissa Jacob

Team Laurent Paquin
et Mélissa Jacob

Executive VP

Real Estate Broker | PMML
Partner

📞 514-518-1561

✉️ melissa.jacob@pmml.ca

PMML.CA



BUILDING TYPE

detached

BUILDING CATEGORY

Light Industrial

**PROPERTY
DESCRIPTION**

A multi-tenant commercial building comprising six versatile rental spaces designed to accommodate a variety of uses, such as service-based businesses, workshops, storage, and offices.

This property represents an excellent investment opportunity, offering diversified rental income. It is also ideally suited for an owner-occupant who wishes to operate part of the building while benefiting from the income generated by the other spaces.

HIGHLIGHTS

A versatile property offering flexibility, income potential, and occupancy options in an accessible, up-and-coming area.

ASKING PRICE :

\$2,700,000

+ GST/PST

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Major expansions and construction projects completed between 2015 and 2018, particularly at the rear of the building. Addition of mezzanines, offices, kitchens/bathrooms, heat pumps, and specialized spaces.

ADDITIONAL INFORMATION

Building located in a business park designed for commercial and light industrial use.

Quick access to Route 229 and Highways 20 and 30.

25 minutes from the Louis-Hippolyte-La Fontaine Tunnel.

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



541-547 Charbonneau, Saint-Amable



BUILDING DESCRIPTION

General Information

Cadastral number 5 978 216 & Autres

Total Municipal Assessment

Total Municipal Assessment 1 360 700 \$

Municipal Land Assessment 324 500 \$

Municipal Building Assessment 1 036 200 \$

Construction

Clearance Height 9 ft to 16 ft

Number of Storeys 2

Type of Building detached

Type of Construction Composite structure of wood, steel, and concrete blocks

Year of Construction 1994-2015-2018

Building Dimensions To be verified

Poured concrete foundations and footings. Concrete slab with wire mesh on a gravel bed. Some sections are two stories high, and others include a mezzanine. Building supported by piles.

Features

Plumbing A bathroom in each unit.

Condition of Roof 547 - Flat roof secured with river rocks, 543-545 TPL membrane

Electrical Panels Circuit Breakers

Exterior Siding Metal cladding, masonry, and architectural blocks.

Condition of Doors/Windows Aluminum and PVC windows. Steel and glazed doors.

Electromechanical System

Lighting Incandescent and fluorescent.

Fire System Smoke Detectors

Security System Access is controlled by magnetic cards in most facilities.

Existing Facilities Kitchen, bathrooms

Building type

The sale is made without any legal warranty, at the buyer's own risk.

Parking

Number of Parking Spaces 24 spaces

Area

Gross area (including the mezzanine) 12 419 pi²

Leasable Surface Area including the mezzanine and basement 12 419 pi²

Land Surface Area 26 872 pi²

Ground-floor building area 12 419 pi²

Average Surface Area / Unit 2 070 pi²



FEATURES

Plumbing

A bathroom in each unit.

Heating System

Electric and fan heaters. Wall-mounted heat pumps in certain areas.

Exterior Siding

Metal cladding, masonry, and architectural blocks.

Condition of Roof

547 - Flat roof secured with river rocks, 543-545 TPL membrane

Hot Water System

Independent tanks

Environmental Report

Update needed

Service Contract

To be verified

Electrical Panels

Circuit Breakers

Condition of Doors/Windows

Aluminum and PVC windows.
Steel and glazed doors.

REVENUE

	yearly	\$ / PI²
Commercial	\$156,864	\$12.63
Lockers		
Parking		
Total Revenues	\$156,864	\$12.63
Expenses recovery	yearly	\$ / PI²
General Recovery	\$21,499	\$1.73
Tax Recovery	\$23,521	\$1.89
Total expenses recovery	\$45,020	\$3.63
Total Gross Income	\$201,884	\$16.26
Vac. / Bad debt	\$4,706	\$0.38
EGR	\$195,827	\$15.77

EXPENSES

	Calc.	yearly	\$ / PI²
Administration	Estimated	\$1,863	\$0.15
Management Fees	Estimated	\$4,667	\$0.38
Municipal Taxes	Current	\$21,466	\$1.73
School Taxes	Current	\$990	\$0.08
Insurance	Current	\$10,878	\$0.88
Electricity	Current	\$1,169	\$0.09
Heating			
Snow Removal	Current	\$2,444	\$0.20
Elevator			
Lawn			
Structural Reserve	Estimated	\$3,112	\$0.25
Janitor			
Maintenance	Current		
WiFi			
Heat Pump			
Condominium Fees			
Total Expenses		\$46,589	\$3.75







