

55 DE L'INDUSTRIE SAINT-RÉMI

AREA : 11,451 SQ. FT.

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Light Industrial

PROPERTY DESCRIPTION

Detached commercial and industrial building built in 2004. The building features a nice space for an owner-occupant including offices, kitchen and bathroom of approximately 624 sq ft as well as a workshop space and mezzanine of 3,690 sq ft and a detached garage of 1,920 sq ft for a grand total of 6,234 sq ft. The site also includes 39 mini-warehouses and a container generating significant income. The building is located on a lot of 46,388 sq ft.

HIGHLIGHTS

- ✓ Workshop with clear ceiling height of approximately 18 ft, natural gas heating, roof resurfaced in 2024, detached garage of approximately 1,920 sq ft, revenue-generating mini-warehouses and large industrial lot. Container also available for lease.
- ✓ Well-maintained building.

ASKING PRICE :

\$3,150,000

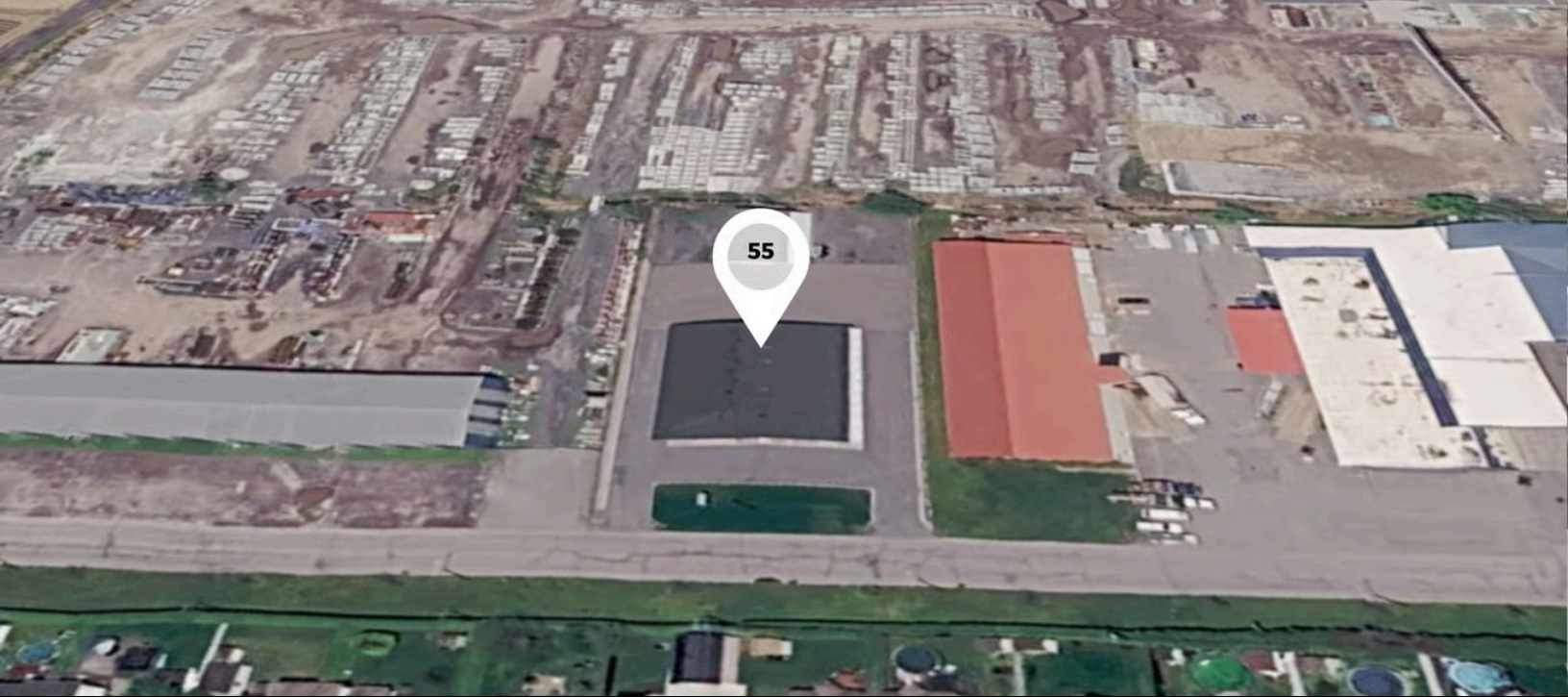
+ GST/PST ON THE COMMERCIAL PORTION

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

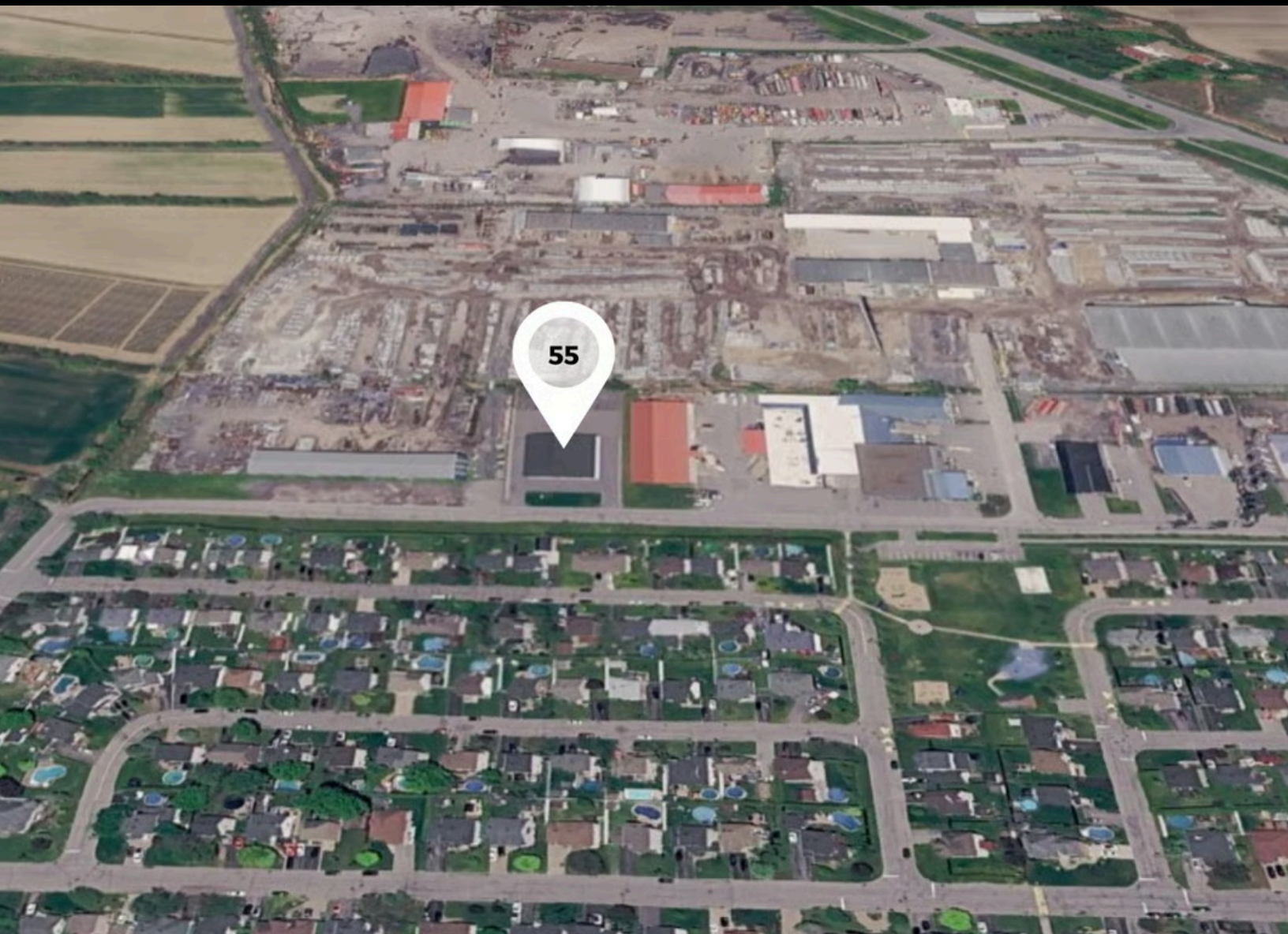
The roof covering will be replaced in 2024.

ADDITIONAL INFORMATION

Office with entrance hall, kitchen and bathroom. Wall-mounted air conditioning, central heating system for part of the mini-warehouse spaces and radiant heater in the local. Alarm system and Level 2 charging station. Phase I environmental study completed in 2006/2008., must be updated. The sale is made without legal warranty of quality, at the buyer's risk and peril.



55 de l'Industrie, Saint-Rémi



BUILDING DESCRIPTION

General Information

Cadastral number	3847860
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Total Municipal Assessment

Total Municipal Assessment	1 479 600 \$
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Municipal Land Assessment	474 100 \$
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Municipal Building Assessment	1 005 500 \$
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Construction

Clearance Height	18 ft
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Number of Storeys	1
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Type of Building	Detached
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Type of Construction	Wood structure
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Year of Construction	2004
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Building Dimensions	90,1 x 105,5 ft
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Detached garage of approximately 32 x 60 ft.
Mezzanine of approximately 18 x 82 ft Outside
space for storage

Features

Plumbing	Good
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Condition of Roof	Asphalt Shingles 2024.
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Electrical Panels	Circuit Breakers
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Exterior Siding	Aluminum and wood
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Condition of Doors/Windows	Garage doors and windows in good condition
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Electromechanical System

Lighting	LED, Fluorescent
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Fire System	Smoke Detectors
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Security System	Alarm system
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Existing Facilities	Wall-mounted air conditioning, alarm system, Level 2 charging station
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Building type

Detached garage and approximately 40 income-generating mini-warehouses. The property is connected to municipal water and sewer services.

Parking

Number of Parking Spaces	20 spaces
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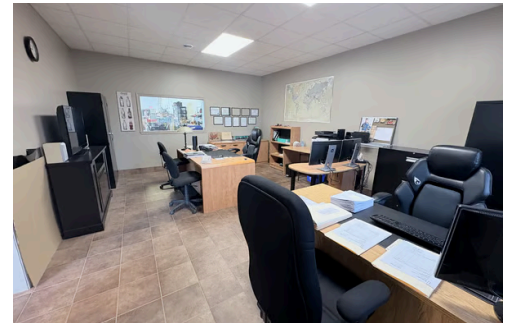
Area

Gross area (including the mezzanine)	11 451 sq.ft
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Land Surface Area	46 388 sf
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Ground-floor building area	9 494 sq.ft
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Available Surface Area	6 234 sq.ft
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FEATURES

Sprinklers

No

Condition of Roof

Asphalt Shingles 2024.

Loading Docks

No

Electrical Panels

Circuit Breakers

Electrical Power

200ax

Ground Level Door

2

Overhead Cranes

No

Heating System

Natural gas forced-air heating
(office with electric heating)

Exterior Siding

Aluminum and wood

Environmental Report

Phase I (2006/2008)

Plumbing

Good

Service Contract

N/A

Hot Water System

Independent tanks

Outdoor Storage

An 8 x 20 container next to the
garage, and outside storage
rented

Condition of Doors/Windows

Garage doors and windows in
good condition

REVENUE

	yearly	\$ / PI²
Commercial		
Lockers	\$118,080	\$10.31
Parking	\$2,400	\$0.21
Total Revenues	\$120,480	\$10.52
Expenses recovery	yearly	\$ / PI²
General Recovery		
Tax Recovery		
Insurance Recovery		
Maintenance Recovery		
Total expenses recovery		
Total Gross Income	\$120,480	\$10.52
Vac. / Bad debt		
EGR	\$120,480	\$10.52

EXPENSES

	Calc.	yearly	\$ / PI²
Administration	Real	\$3,614	\$0.32
Management Fees	Real	\$3,614	\$0.32
Municipal Taxes	Current	\$16,169	\$1.41
School Taxes	Current	\$951	\$0.08
Insurance	Current	\$5,095	\$0.44
Electricity	Current	\$2,581	\$0.23
Heating	Current	\$2,525	\$0.22
Snow Removal	Current	\$3,450	\$0.30
Elevator			
Lawn	Current	\$575	\$0.05
Structural Reserve			
Janitor			
Maintenance	Real	\$3,614	\$0.32
WiFi			
Heat Pump			
Total Expenses		\$42,189	\$3.68

