

597 DUVERNAY VERCHÈRES

AREA : 14,456 SQ. FT.

PMML

FOR SALE



Marc-André Caron

Team Laurent Paquin
et Mélissa Jacob

Senior VP
Real Estate Broker

📞 514-668-6210

✉️ marc-

andre.caron@pmml.ca

PMML.CA



BUILDING TYPE

Semi-detached

BUILDING CATEGORY

Light Industrial

PROPERTY DESCRIPTION

Discover an exceptional business space of 14,456 square feet, located right at the entrance of the town of Verchères, offering an ideal combination of functionality and versatility. With two closed offices, a conference room, and two open-concept workspaces, located on the 2nd floor, this building is designed to meet your professional needs. Additionally, the 1st floor offers a vast versatile space, perfect for storage or any other necessary use, with a loading dock to facilitate your operations. Explore the zoning grid to discover all the possibilities this space offers to help your business thrive.

HIGHLIGHTS

- ✓ Right at the entrance of the town of Verchères
- ✓ Easy access
- ✓ Public transit access

ASKING PRICE :

\$1,150,000

+ GST/PST

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

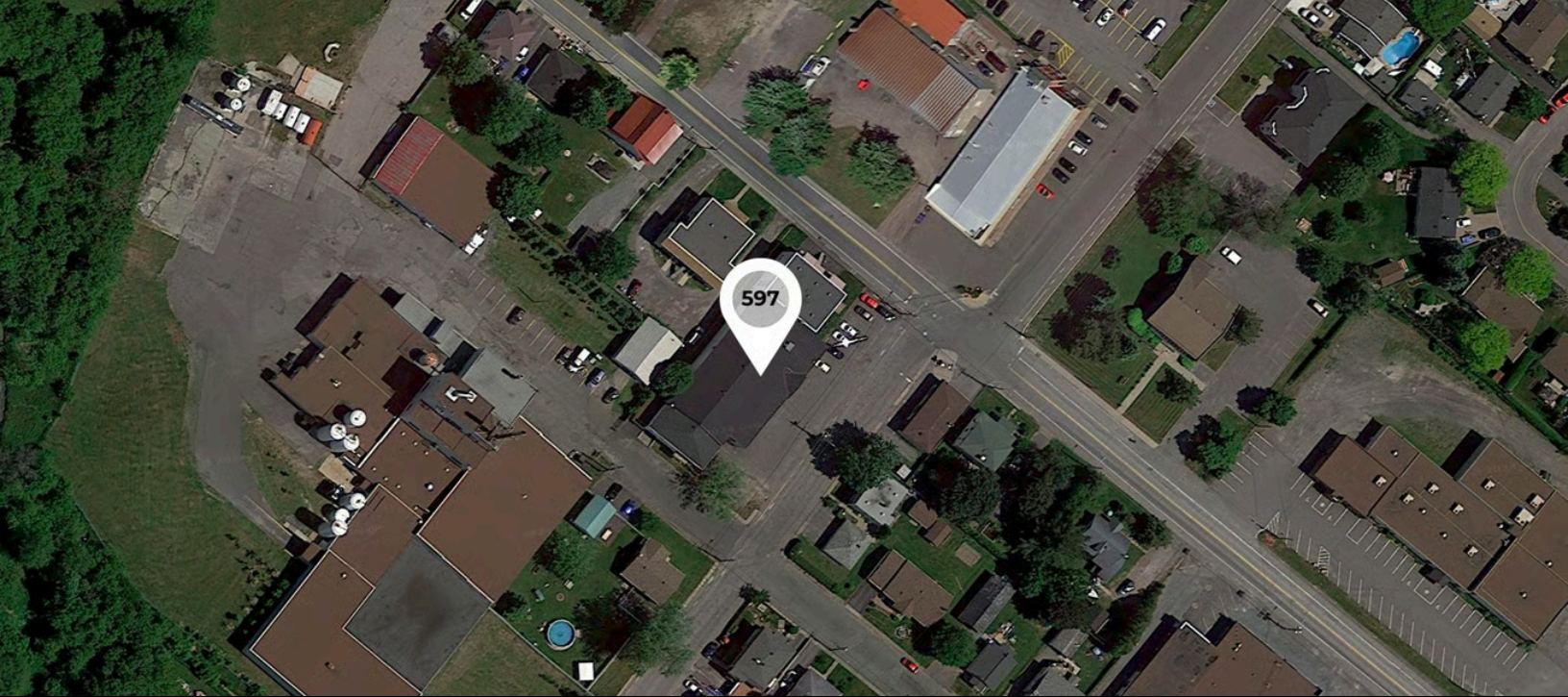
2021 rear window replacement

2023 Freight Elevator Maintenance

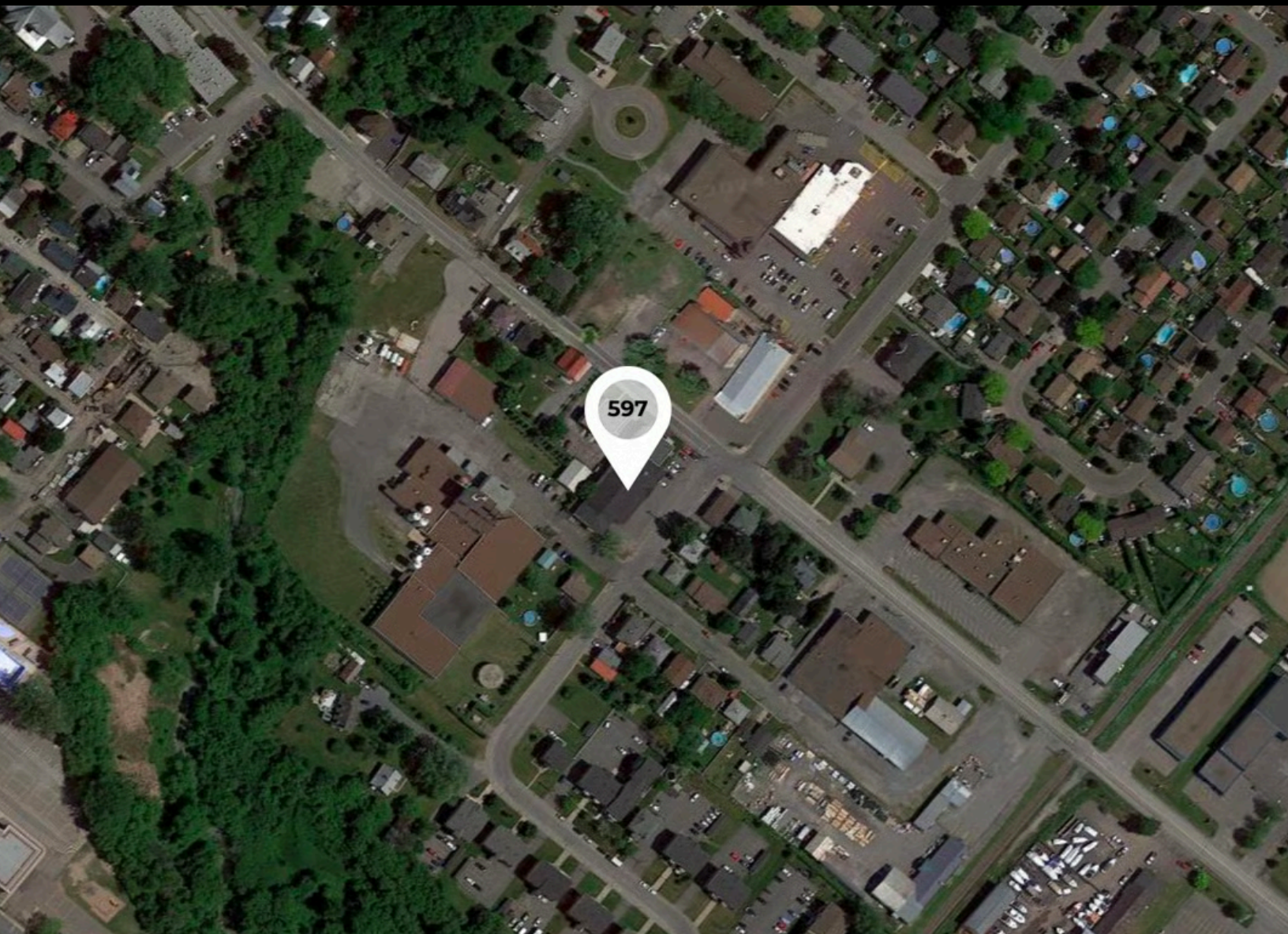
2010 office renovations

ADDITIONAL INFORMATION

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



597 Duvernay, Verchères



BUILDING DESCRIPTION

General Information

Cadastral number	5 218 475
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Total Municipal Assessment

Total Municipal Assessment	\$689 800
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Municipal Land Assessment	\$392 800
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Municipal Building Assessment	\$297 000
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Construction

Clearance Height	8 - 13.5
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Number of Storeys	2
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Type of Building	Semi-detached
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Type of Construction	Concrete, steel
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Year of Construction	1959
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Building Dimensions	To be verified
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Electromechanical System

Lighting	Neon and recessed
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Fire System	Smoke detector
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Security System	Connected alarm
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Existing Facilities	To be verified
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Parking

Number of Parking Spaces	18 spaces
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Area

Gross area (including the mezzanine)	14 456 sq.ft.
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Leasable Surface Area including the mezzanine and basement	14 456 sq.ft.
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Land Surface Area	12 615 sq.ft.
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Ground-floor building area	14 456 sq.ft.
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Average Surface Area / Unit	To be verified
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FEATURES

Sprinklers

No

Condition of Roof

Renovated

Loading Docks

1

Electrical Panels

400 amp

Electrical Power

400 Amp 200 Amp

Ground Level Door

N/A

Overhead Cranes

N/A

Heating System

Water and electric

Exterior Siding

Concrete

Environmental Report

N/A

Plumbing

Copper

Service Contract

N/A

Hot Water System

Electric and Gas

Outdoor Storage

N/A

Condition of Doors/Windows

Renovated



