

**6 562 878, 6 562 879 GERARD-CADIEUX
SALABERRY-DE-VALLEYFIELD**

AREA : 45,413 SQ. FT.

PMML

FOR SALE



Jérémy Martel

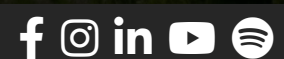
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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Light Industrial

PROPERTY DESCRIPTION

New industrial building (2023) of 45,413 sq ft with total land of 271,250 sq ft, located on boulevard Gérard-Cadieux in a dynamic industrial park. Steel frame structure with clear height of 26 feet. Building ready to be finalized, sold as is or with an agreement between the parties for finalization. Spacious land for expansion or future development. Complete services: natural gas, water, sewer. Maximum flexibility for owner-occupant or strategic investor. Ground floor area of 30,804 sq ft with mezzanine of 14,609 sq ft.

HIGHLIGHTS

- ✓ New industrial construction to be finalized
- ✓ Steel structure
- ✓ Strategic location in an industrial park
- ✓ Lot of 271,250 sq ft
- ✓ Served by municipal services

ASKING PRICE :

\$11,199,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

New build (2023)

ADDITIONAL INFORMATION

Electric service 400 amps / 600 volts with transformer

Potential for subdivision into industrial units (to be validated)

Building to be finalized

Zoning I-945 (industrial)

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



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BUILDING DESCRIPTION

General Information

Cadastral number 6 562 878, 6 562 879

Total Municipal Assessment

Total Municipal Assessment 2 034 000 \$

Municipal Land Assessment 0 \$

Municipal Building Assessment 2 034 000 \$

Construction

Clearance Height 26

Number of Storeys 2

Type of Building Detached

Type of Construction Steel structure

Year of Construction 2023

Building Dimensions Approximately 30,804 sq ft

Features

Plumbing To be verified

Condition of Roof 2023

Electrical Panels To be installed

Exterior Siding Architectural metal panels and brick

Condition of Doors/Windows 2023

Electromechanical System

Lighting To be installed

Fire System To be installed

Security System To be installed

Existing Facilities N/A

Building type

Industrial land located in zone I-945. Permitted uses include research, industrial manufacturing, transportation, recycling, and industrial maintenance. The sale is made without legal warranty at the buyer's risk and peril

Parking

Number of Parking Spaces To be verified

Area

Gross area (including the mezzanine) 45,413 sq ft

Leasable Surface Area including the mezzanine and basement 45,413 sq ft

Land Surface Area 271,250 sq ft

Ground-floor building area 30,804 sq ft

Available Surface Area 45,413 sq ft

Average Surface Area / Unit N/A



FEATURES

Sprinklers

No

Condition of Roof

2023

Loading Docks

Yes

Electrical Panels

To be installed

Outdoor Storage

Yes, outdoor space available.

Condition of Doors/Windows

2023

Ground Level Door

Yes

Overhead Cranes

No

Heating System

Gas heater

Exterior Siding

Architectural metal panels and brick

Electrical Power

400 amps / 600 volts electricity with transformer

Plumbing

To be verified

Service Contract

No

Hot Water System

To be installed

Distance from fire station and hydrant

To be verified

Environmental Report

Update to be done

