

**6 562 878 GÉRARD-CADIEUX
SALABERRY-DE-VALLEYFIELD**

AREA : 45,413 SQ. FT.

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Light Industrial

PROPERTY DESCRIPTION

New industrial building (2023) of 45,413 sq ft located on boulevard Gérard-Cadieux in Salaberry-de-Valleyfield, in the heart of the industrial park. Steel frame structure offering great flexibility of use. Clear height of 26 feet allowing optimal space utilization. Ground floor area of 30,804 sq ft with mezzanine of 14,609 sq ft. Land of 135,000 sq ft. Abundant fenestration, high-quality building. Complete services including natural gas, water, and sewer. Ideal for an owner-occupant. Building ready to be finalized, sold as is or with an agreement.

HIGHLIGHTS

- ✓ New industrial construction to be finalized
- ✓ Steel structure.
- ✓ Strategic location in an industrial park
- ✓ Land serviced by municipal utilities

ASKING PRICE :

\$8,199,000

+ GST/PST

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

New build (2023)

ADDITIONAL INFORMATION

400 amps / 600 volts electricity with transformer

Spacious land of 135,000 sq. ft

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



6 562 878 Gérard-Cadieux, Salaberry-de-Valleyfield



BUILDING DESCRIPTION

General Information

Cadastral number	6 562 878
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Total Municipal Assessment

Total Municipal Assessment	2 034 000 \$
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Municipal Land Assessment	0 \$
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Municipal Building Assessment	2 034 000 \$
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Construction

Clearance Height	26'
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Number of Storeys	2
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Type of Building	Detached
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Type of Construction	Steel structure
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Year of Construction	2023
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Building Dimensions	Approx. 30 804 sqft
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Features

Plumbing	To be verified
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Condition of Roof	2023
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Electrical Panels	To be installed
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Exterior Siding	Architectural metal panels and brick
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Condition of Doors/Windows	2023
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Electromechanical System

Lighting	To be installed
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Fire System	To be verified
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Security System	To be installed
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Existing Facilities	N/A
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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	À vérifier
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Area

Gross area (including the mezzanine)	45,413 sq. ft.
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Leasable Surface Area including the mezzanine and basement	45,413 sq. ft.
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Land Surface Area	135,625 sq. ft.
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Ground-floor building area	30 804 sq. ft.
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Available Surface Area	45,413 sq. ft.
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Average Surface Area / Unit	N/A
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FEATURES

Sprinklers

No

Condition of Roof

2023

Loading Docks

1

Electrical Panels

To be installed

Outdoor Storage

Yes, outdoor space available.

Condition of Doors/Windows

2023

Ground Level Door

1

Overhead Cranes

No

Heating System

To be installed

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





