

700 BERNIER LA PRAIRIE

AREA : 25,391 SQ. FT.

PMML

FOR SALE



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BUILDING TYPE

detach

BUILDING CATEGORY

Heavy Industrial

PROPERTY DESCRIPTION

A rare opportunity on the market: A freestanding industrial building situated on a large lot of over 75,220 sq. ft., offering an ideal environment for warehousing, manufacturing, or distribution operations. The building features a functional layout with office spaces spread over two floors, a sturdy steel structure clad in brick and steel, and an impressive electrical capacity of 3,000 amps. This property offers space, functionality, and potential, all in a strategic industrial location.

HIGHLIGHTS

- ✓ 3,000 amps
- ✓ 24,534 sq. ft. of warehouse space
- ✓ 2,200 sq. ft. of office space, on a lot of approximately 75,227 sq. ft.
- ✓ Ideal for a business looking to operate as an owner-occupier.

ASKING PRICE :

\$5,850,000

+ GST/PST

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

A major expansion was completed around 2017–2018.

ADDITIONAL INFORMATION

Property currently used for light- to medium-duty industrial activities. The property includes offices, locker rooms, a kitchen/cafeteria, and restroom facilities.

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



700 Bernier, La Prairie



BUILDING DESCRIPTION

General Information

Cadastral number 4 421 357

Total Municipal Assessment

Total Municipal Assessment 3 160 300 \$

Municipal Land Assessment 1 548 300 \$

Municipal Building Assessment 1 612 000 \$

Construction

Clearance Height 14 à 17 ft

Number of Storeys 1

Type of Building detach

Type of Construction Steel structure

Year of Construction 1987

Building Dimensions 30 m × 80 m

Electromechanical System

Lighting LED and fluorescent

Fire System Yes

Security System To be verified

Existing Facilities Facilities for light/medium industry and manufacturing: production area/warehouse, offices, cafeteria/kitchen, locker room, showers, restrooms, electrical room, and multiple garage doors.

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Parking

Number of Parking Spaces 12

Area

Gross area (including the mezzanine) 26 734 pi²

Leasable Surface Area including the mezzanine and basement 26 734 pi²

Land Surface Area 75 228 pi²

Ground-floor building area 25 634 pi²

Available Surface Area 26 000 pi²



FEATURES

Sprinklers

Yes

Condition of Roof

tarmac, gravel, and metal surfaces

Loading Docks

1

Electrical Panels

Circuit Breakers

Electrical Power

3 000 A avec 1 500 A de disjoncteurs

Ground Level Door

5

Overhead Cranes

0

Heating System

Natural gas-fired air heaters in the warehouse and electric heating in the offices

Exterior Siding

Brick, Steel, and Wood

Environmental Report

Phase 2 (June 2026)

Plumbing

Copper and plex

Service Contract

To be verified

Hot Water System

To be verified

Outdoor Storage

Yes

Condition of Doors/Windows

Good condition, 2017



