

**760 OLIVIER
LÉVIS**

13,356 SQ. FT.

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Light Industrial

PROPERTY DESCRIPTION

Industrial Building of 13,000 sq. ft. with 120,000 sq. ft. Lot – A Rare Opportunity! This industrial building offers 13,000 sq. ft. of space, a 120,000 sq. ft. lot, and features two cranes (10 T and 5 T). It includes three ground-level doors, two entrances with access rights on Chemin Olivier, and exceptional visibility on Highway 20. Strategically located less than 10 minutes from the Quebec Bridge, this property is ideal for any business. The I2, I302, and C3 zoning provides great flexibility, and the 600 V / 400 A electrical service meets the highest demands. Contact us for more information!

HIGHLIGHTS

- ✓ Excellent location
- ✓ Large lot
- ✓ Zoning I2

ASKING PRICE :

\$4,200,000

+ GST/PST

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

2021 Electrical upgrade due to installation of new equipment

ADDITIONAL INFORMATION

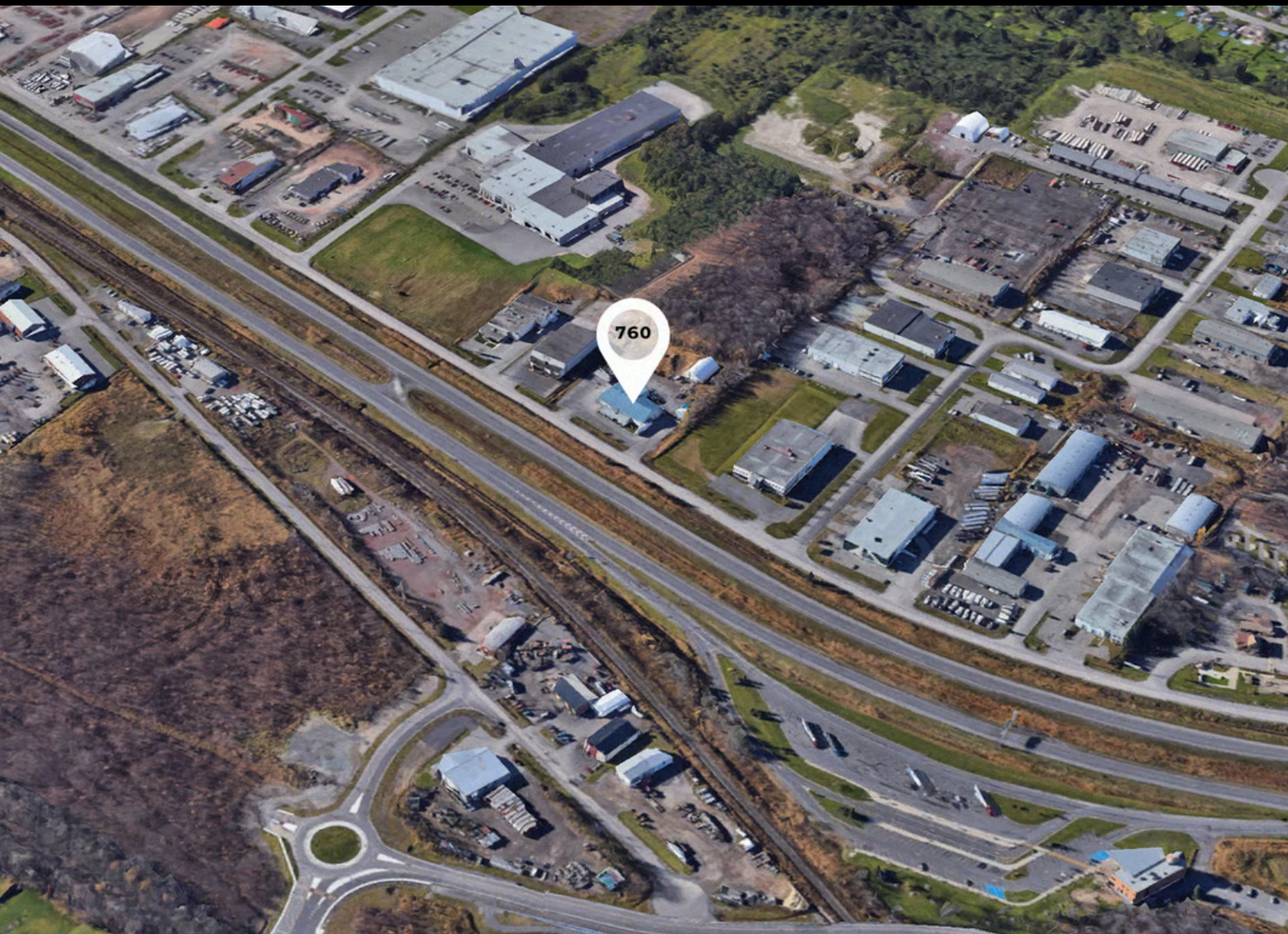
Owner is open to selling equipment

The SELLER does not give any legal warranty of quality to the buyer, [...]. (see broker for complete clause)

Phase II Environmental Study from 2017 available. No contaminants were found. It is the buyer's responsibility to perform all necessary due diligence to verify this information.



760 Olivier, Lévis



BUILDING DESCRIPTION

General Information

Cadastral number	2 245 035
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Municipal Assessment

Municipal Assessment	1 518 800 \$
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Municipal Land Assessment	1 139 400 \$
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Municipal Building Assessment	379 400 \$
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Construction

Number of Storeys	1
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Type of Building	Detached
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Type of Construction	Aluminum
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Year of Construction	1988
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Building Dimensions	To be verified
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Features

Plumbing	Pex, ABS
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Condition of Roof	Good condition
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Electrical Panels	Circuit breaker
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Exterior Siding	Aluminum
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Condition of Doors/Windows	Good condition
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Electromechanical System

Fire System	No
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Security System	No
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Existing Facilities	N/A
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Parking

Number of Parking Spaces	10 +
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Area

Gross Area	12 019 sq. ft
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Leasable Surface Area	12 019 sq. ft
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Land Surface Area	120 471 sq. ft
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Building Area	12 019 sq. ft
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Average Surface Area / Unit	12 019 sq. ft
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FEATURES

Sprinklers

No

Condition of Roof

Good condition

Loading Docks

1 x 5"x14"

Electrical Panels

Circuit breaker

Electrical Power

600 Volt / 400 Amp electrical input.

Ground Level Door

3 (1 x 15"x16" + 2 x 14"x14")

Overhead Cranes

2 (1 x 10T + 1 x 5T)

Heating System

Office : Central heat pump and electric complaints | Electric furnace

Exterior Siding

Aluminum

Environmental Report

Yes, 2017 Phase 2

Plumbing

Pex, ABS

Service Contract

N/A

Hot Water System

Independant tank

Outdoor Storage

Yes

Condition of Doors/Windows

Good condition

