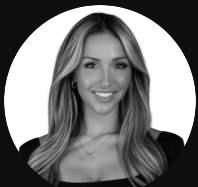


FOR SALE

PMML

833 DU FERBLANTIER | LÉVIS

AREA : 9,040 SQ FT



Alyson Marceau

Team Jessika Lahaie
VP | Real Estate Broker

📞 450-521-6898

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Produced on: October 15, 2026

BUILDING TYPE

Detached

BUILDING CATEGORY

Light Industrial

PROPERTY DESCRIPTION

Multi-tenant industrial building constructed in 2023, located in the industrial sector of Lévis, near major roadways. Offering an area of approximately 9,040 sq. ft. on a 32,000 sq. ft. lot, this building stands out for its versatile configuration and investment potential. It includes 7 industrial spaces, each with a 14 ft × 14 ft grade-level garage door, with an approximate clear height of 15 feet. All 7 units are currently occupied, one by the owner, who plans to vacate their space at the time of sale. This situation represents an interesting opportunity for both an investor and an owner-occupant, offering the possibility to establish their own activities or to re-lease the unit to maximize rental income.

HIGHLIGHTS

- ✓ Recent construction (2023).
- ✓ Declared annual rental income of \$137,754.
- ✓ Additional development potential to explore, offering attractive long-term expansion opportunities for a buyer. Further information available upon request.
- ✓ Multi-tenant industrial building comprising 7 units, including 6 units of 1,200 sq. ft. each and one unit of 1,600 sq. ft.
- ✓ Individual 14 ft × 14 ft grade-level garage doors, facilitating access to the various units.
- ✓ Possibility of outdoor storage, subject to authorized uses and applicable municipal standards.
- ✓ Versatile configuration, suitable for various activities, including storage, workshops, and industrial services.

ASKING PRICE :

\$1,549,000

+ GST/PST

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Construction 2023

ADDITIONAL INFORMATION

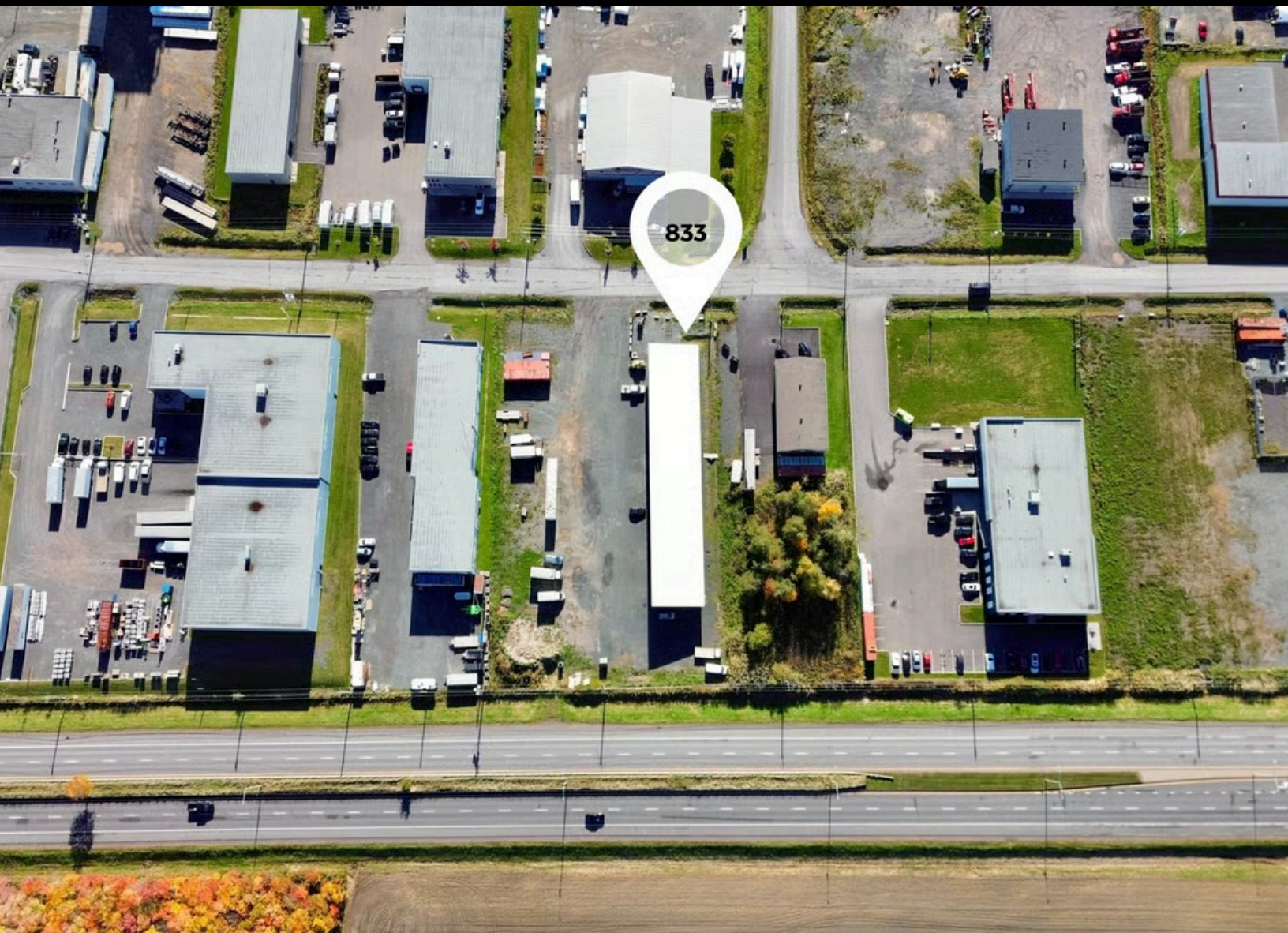
Strategic location in the Pintendre industrial park, in Lévis, benefiting from access to Route du Président-Kennedy (Route 173) and Highway 20 (Exit 325).

Advantageous regional accessibility, thanks to connections with Routes 132 and 173 as well as Highways 20 and 73, facilitating travel to Quebec City, Beauce, and the South Shore municipalities.

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



833 du Ferblantier, Lévis



BUILDING DESCRIPTION

General Information

Cadastral number	6 508 087
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Total Municipal Assessment

Total Municipal Assessment	\$1,322,600
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Municipal Land Assessment	\$169,500
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Municipal Building Assessment	\$1,153,100
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Construction

Clearance Height	15 ft
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Number of Storeys	1
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Type of Building	Detached
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Type of Construction	Concrete and wood
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Year of Construction	2023
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Building Dimensions	40 ft × 226 ft
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Wood-frame structure and roof trusses. Concrete slab-on-grade and reinforced concrete foundations. Fire-rated ceiling throughout the entire building and fire-rated steel entrance doors.

Electromechanical System

Lighting	LED
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Fire System	Yes
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Security System	Centralized alarm system
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Existing Facilities	Industrial building - Multi-tenant
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Building type

Exterior: Commercial gutters with snow guards, landscaped grounds, and a 6 m access road for firefighters at the rear. Interior: Dedicated electrical room and washrooms adapted for people with reduced mobility.

Parking

Number of Parking Spaces	Ample
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Area

Land Surface Area	31,999 sq. ft.
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Ground-floor building area	9,040 sq. ft.
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FEATURES

Sprinklers

No sprinkler system

Condition of Roof

Enamelled sheet metal (2023)

Heating System

7 natural gas furnaces

Exterior Siding

Metal sheet

Environmental Report

Phase I of 2014 and a Phase II of November 2015

Ground Level Door

Yes, 7 doors of 14 ft x 14 ft

Overhead Cranes

No

Hot Water System

7 mini 2-gallon water heaters

Distance from fire station and hydrant

Fire station: ~2.8 km / Fire hydrant: < 150 m

Condition of Doors/Windows

Metal doors, steel entrance doors, and tempered glass windows (2023)

Plumbing

ABS | PEX

Loading Docks

No

Electrical Panels

7 individual electrical panels with circuit breakers

Electrical Power

400 A

REVENUE

	yearly	\$ / PI²
Commercial	\$137,754	\$15.24
Lockers		
Parking		
Total Revenues	\$137,754	\$15.24
Expenses recovery	yearly	\$ / PI²
Total expenses recovery		
Total Gross Income	\$137,754	\$15.24
Vac. / Bad debt	\$4,133	\$0.46
EGR	\$133,622	\$14.78

EXPENSES

	Calc.	yearly	\$ / PI²
Administration			
Management Fees	Real	\$4,009	\$0.44
Municipal Taxes	Current	\$32,640	\$3.61
School Taxes	Current	\$802	\$0.09
Insurance	Current	\$5,071	\$0.56
Electricity			
Heating			
Snow Removal	Current	\$3,818	\$0.42
Elevator			
Lawn			
Structural Reserve	Real	\$1,336	\$0.15
Janitor			
Maintenance	Real	\$4,009	\$0.44
WiFi			
Heat Pump			
Taxe Eau Et Égout	Current	\$116	\$0.01
Total Expenses		\$51,801	\$5.73





