

85 DES ENTREPRISES SAINTE-ANNE-DES-PLAINES

AREA : 16,700 SQ. FT.

PMML

FOR SALE



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BUILDING TYPE

Detached x3

BUILDING CATEGORY

Warehousing & Distribution

PROPERTY DESCRIPTION

The building is a mini-warehouse located in the industrial district of Saint-Anne-des-Plaines. This site has 3 detached buildings that have been largely optimized. Several works have been done such as the roof and the reception. The building includes an alarm and camera system, a smart card access system, a reception area and a sign. The building has a very good income, all of which will be given in a promise to purchase accepted for due diligence.

HIGHLIGHTS

- ✓ The building has a very good income
- ✓ Nice opportunity for an investor who wants to invest in mini-warehouse buildings.
- ✓ 83 units

ASKING PRICE :

\$3,975,000

+ GST/PST

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Roof and reception redone.

ADDITIONAL INFORMATION

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



85 des Entreprises, Sainte-Anne-des-Plaines



BUILDING DESCRIPTION

General Information

Cadastral number	2 537 715
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Total Municipal Assessment

Total Municipal Assessment	1 398 100 \$
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Municipal Land Assessment	366 500 \$
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Municipal Building Assessment	1 031 600 \$
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Construction

Clearance Height	N/A
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Number of Storeys	1
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Type of Building	Detached x3
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Type of Construction	Brick & wood
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Year of Construction	2002, 2003, 2006
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Building Dimensions	To be verified
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Electromechanical System

Lighting	Neon
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Fire System	No
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Security System	Cameras, fenced area
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Existing Facilities	Oui
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Building type

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Parking

Number of Parking Spaces	20 parking lots
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Area

Gross area (including the mezzanine)	16,700 sq.ft.
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Leasable Surface Area including the mezzanine and basement	17,980 sq.ft.
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Land Surface Area	49,318 sq.ft.
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Ground-floor building area	16,700 sq.ft.
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Average Surface Area / Unit	Varied
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FEATURES

Sprinklers

N/A

Condition of Roof

2015 - 2017 - 2020

Loading Docks

N/A

Electrical Panels

400 amps

Electrical Power

400 amps

Ground Level Door

83

Overhead Cranes

N/A

Heating System

Electric

Exterior Siding

Aluminium

Environmental Report

To come

Plumbing

Copper

Service Contract

Snow removal, Anemone

Hot Water System

10 gallons

Outdoor Storage

To be verified

Condition of Doors/Windows

Good condition

REVENUE

	yearly	\$ / PI²
Commercial	\$286,877	\$17.18
Lockers	\$8,000	\$0.48
Parking		
Vente Électricité	\$4,000	\$0.24
Conteneur Vidange	\$1,000	\$0.06
Total Revenues	\$299,877	\$17.96
Expenses recovery	yearly	\$ / PI²
Total expenses recovery		
Total Gross Income	\$299,877	\$17.96
Vac. / Bad debt		
EGR	\$299,877	\$17.96

EXPENSES

	Calc.	yearly	\$ / PI²
Administration			
Management Fees			
Municipal Taxes	Current	\$20,048	\$1.20
School Taxes	Current	\$839	\$0.05
Insurance	Current	\$4,516	\$0.27
Electricity	Current	\$2,410	\$0.14
Heating			
Snow Removal	Current	\$4,000	\$0.24
Elevator			
Lawn			
Structural Reserve			
Janitor			
Maintenance			
WiFi			
Heat Pump			
Trash	Current	\$1,194	\$0.07
Salary	Estimated	\$12,000	\$0.72
Total Expenses		\$45,007	\$2.70





