

8700 DU CREUSOT SAINT-LEONARD

AREA : 12,802 SQ. FT.

PMML

FOR SALE



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Team Anthony Harchaoui

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PMML.CA



BUILDING TYPE

To be verified

BUILDING CATEGORY

To be determined

PROPERTY DESCRIPTION

Located in the heart of Saint-Léonard's industrial district, near Langelier Boulevard and Highways 25 and 40, this building, with approximately 12,801 sq. ft. of floor space, sits on a lot of approximately 23,991 sq. ft. The ceiling height is mostly 13 feet, while a section of approximately 2,000 sq. ft. features a 15-foot ceiling. The building includes a loading dock and a garage door. Outdoor storage is available. Ideal for an owner-occupier!

HIGHLIGHTS

- ✓ 12,801 sq. ft. building with 23,991 sq. ft. of land
- ✓ 1 loading dock and 1 garage door
- ✓ 13' high
- ✓ Outdoor storage

ASKING PRICE :

\$2,350,000

+ GST/PST

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

To be verified

ADDITIONAL INFORMATION

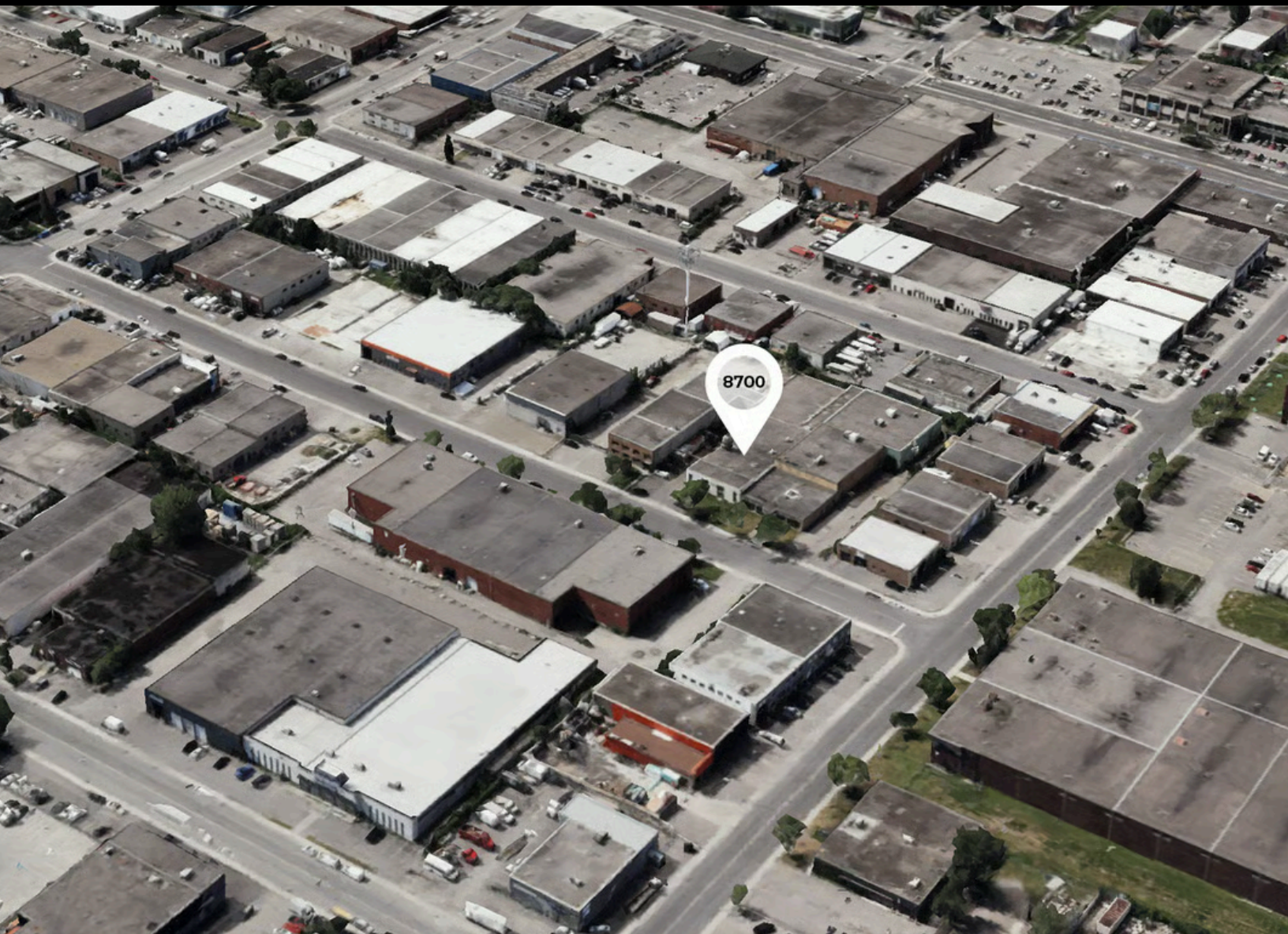
The sale is made without legal guarantee of quality at the risk and peril of the buyer.

There are changes being made on the square footage of the cadaster of the building.

The square footage of the building and the lot is to be confirmed.



8700 du Creusot, Saint-Leonard



BUILDING DESCRIPTION

General Information

Cadastral number	1 335 417
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Total Municipal Assessment

Total Municipal Assessment	\$ 1 319 700
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Municipal Land Assessment	\$ 646 400
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Municipal Building Assessment	\$ 673 300
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Construction

Number of Storeys	1
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Type of Building	To be verified
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Type of Construction	Concrete and steel brick
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Year of Construction	1968
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Building Dimensions	To be verified
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Features

Plumbing	Copper
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Condition of Roof	2004-2005
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Electrical Panels	Yes
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Exterior Siding	To be verified
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Condition of Doors/Windows	Good conditon
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Electromechanical System

Fire System	Yes
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Security System	Yes
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Parking

Number of Parking Spaces	To be verified
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Area

Gross area (including the mezzanine)	To be verified
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Leasable Surface Area including the mezzanine and basement	To be verified
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Land Surface Area	23 993 sq.ft
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Ground-floor building area	12 798 sq.ft
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Average Surface Area / Unit	To be verified
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FEATURES

Sprinklers

Yes

Condition of Roof

2004-2005

Heating System

Central

Exterior Siding

To be verified

Environmental Report

To be verified

Ground Level Door

1

Overhead Cranes

No

Hot Water System

Gas

Outdoor Storage

Yes

Condition of Doors/Windows

Good conditon

Plumbing

Copper

Loading Docks

1

Electrical Panels

Yes

Electrical Power

600V

REVENUE

yearly \$ / PI²

Commercial

Lockers

Parking

Total Revenues

Expenses recovery

yearly \$ / PI²

Total expenses recovery

Total Gross Income

Vac. / Bad debt

EGR

EXPENSES

Calc.

yearly \$ / PI²

Administration

Management Fees

Municipal Taxes

Current

\$41,174

\$3.22

School Taxes

Current

\$1,091

\$0.09

Insurance

Estimated

\$28,224

\$2.20

Electricity

Current

\$51,753

\$4.04

Heating

Snow Removal

Estimated

\$1,200

\$0.09

Elevator

Lawn

Structural Reserve

Janitor

Maintenance

WiFi

Heat Pump

Security

Current

\$336

\$0.03

Total Expenses

\$123,778

\$9.67



