

**955 ROUTE HARWOOD  
VAUDREUIL-DORION**

29,293 SQ. FT.

**PMML**

**FOR SALE**

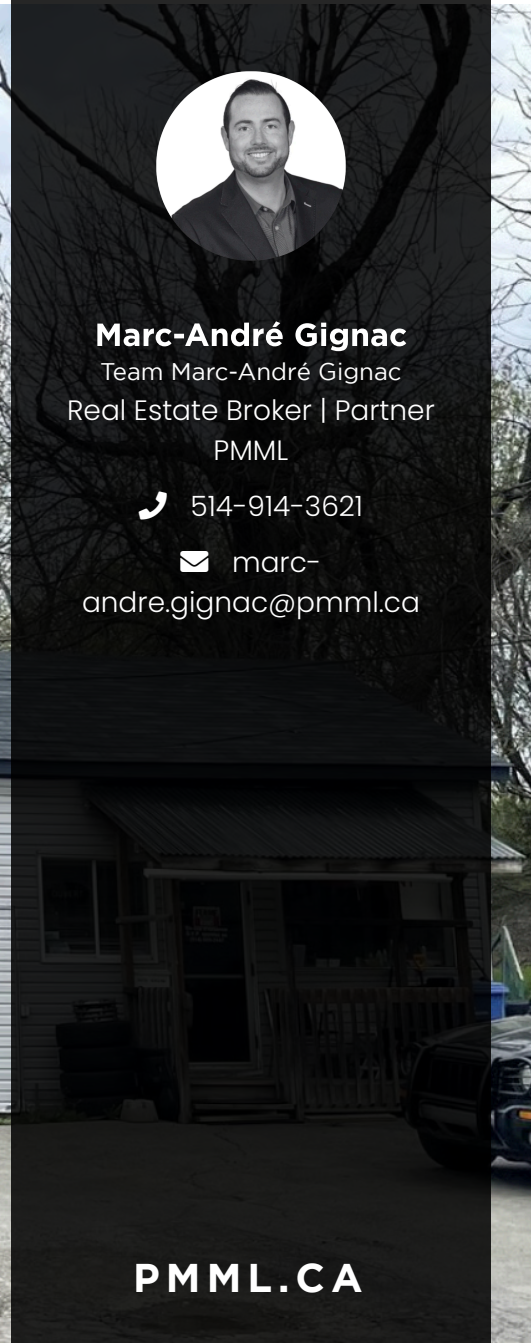


**Marc-André Gignac**

Team Marc-André Gignac  
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**PMML.CA**



## **BUILDING TYPE**

Detached

## **BUILDING CATEGORY**

Heavy Industrial

## **PROPERTY DESCRIPTION**

Building with beautiful lot of almost 30,000sq.ft. Located near highways 20, 30 and 40, less than 5 minutes from the new Soulanges hospital. Transferable acquired rights for land and building (body shop, paint shop and car sales). All other projects must be submitted to the city for approval. Warehousing permitted with certain restrictions.

## **HIGHLIGHTS**

Located in the heart of Vaudreuil's industrial sector on Harwood, the building is still in good condition. In the heart of Vaudreuil's industrial district.

ASKING PRICE :

**\$775,000**

+ GST/PST

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## ADDITIONAL INFORMATION

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Located in the heart of Vaudreuil sur Harwood's industrial sector.

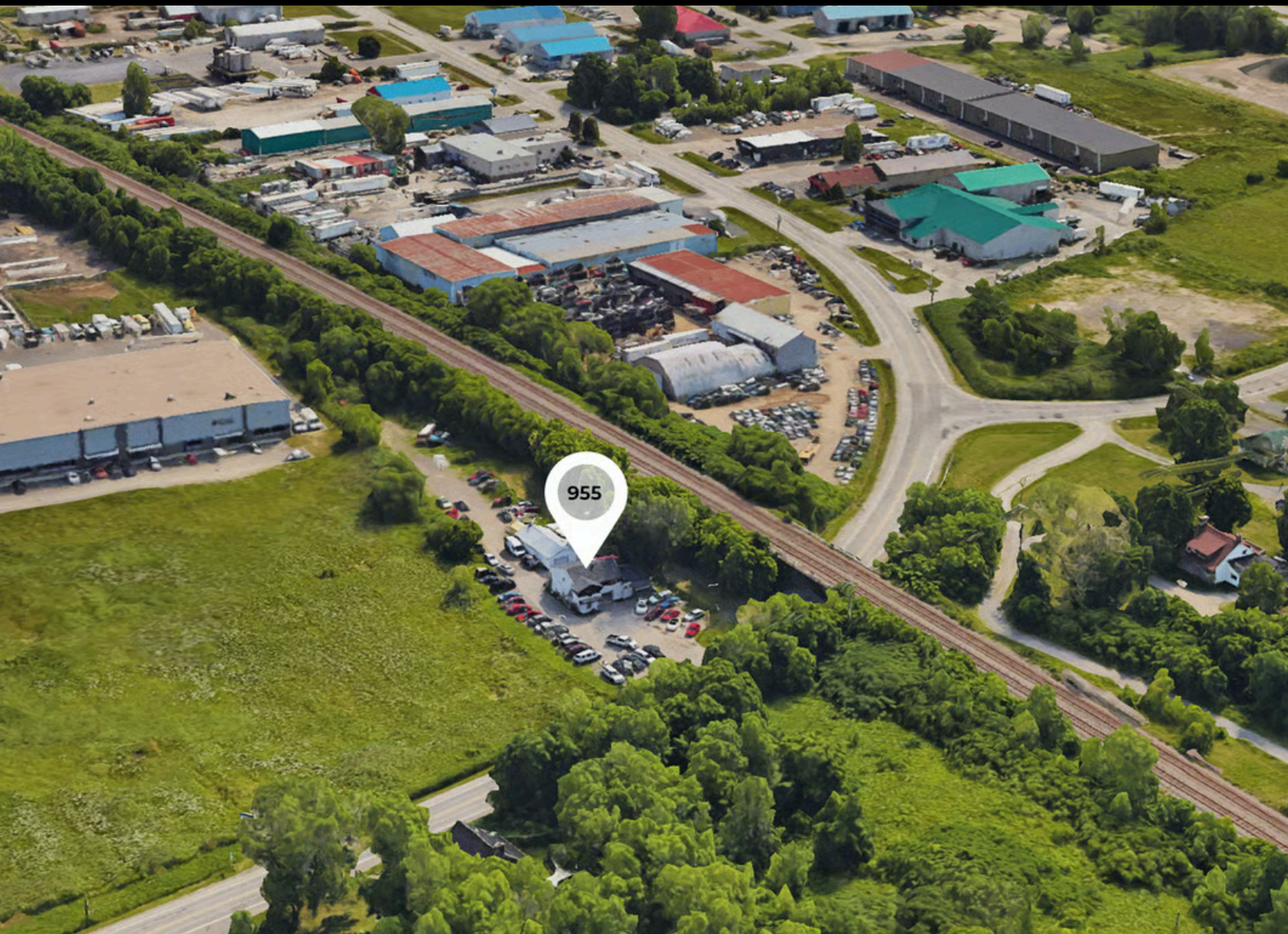
The building is in shape.

The sale is made without legal warranty of quality to the risks and perils of the buyer.

This is not an offer or promise to sell that could bind the seller to the buyer, but an invitation to submit such offers or promises. The remarks, descriptions, features and financial projections contained in the present document are for information only and should not be considered as being official or accurate without due diligence verification. The information herein disclosed comes from sources that we consider to be reliable, but for which we cannot guarantee the accuracy. It is upon the buyer's responsibility to verify all the information and to declare himself satisfied or not of his due diligence verification performed after an accepted promise to purchase.



955 Route Harwood, Vaudreuil-Dorion



# BUILDING DESCRIPTION

## General Information

Cadastral number 1 543 608

## Municipal Assessment

Municipal Assessment 416 000 \$

Municipal Land Assessment 209 600 \$

Municipal Building Assessment 206 400 \$

## Construction

To be verified

To be verified

Number of Storeys 2

Type of Building Detached

To be verified

To be verified

Type of Construction Concrete

Year of Construction 1948

Building Dimensions 936 pi<sup>2</sup>

To be verified

To be verified

## Electromechanical System

Fire System To be verified

Security System To be verified

Existing Facilities Body shop

## Parking

Number of Parking Spaces To be verified

## Area

Gross Area To be verified

Leasable Surface Area To be verified

Land Surface Area 29 294 pi<sup>2</sup>

Building Area 1 830 pi<sup>2</sup>

Average Surface Area / Unit To be verified



## FEATURES

### Plumbing

To be verified

### Heating System

To be verified

### Environmental Report

Yes

### Condition of Roof

To be verified

### Hot Water System

To be verified

### Condition of Doors/Windows

To be verified

### Service Contract

To be verified

### Exterior Siding

Steel, Wood, Stucco, Vinyl

