

436 RUE CHARLES BUCKINGHAM

AREA : 4,236 SQ. FT.

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Light Industrial

PROPERTY DESCRIPTION

The building is sold with the business which is owned by the owner since 1994. The business generates an excellent turnover and benefits from a well established clientele with a good reputation. The land is over 16,000 sq. ft. and the building is a little over 4,200 sq. ft. 4 garage doors, several exterior parking spaces. Current zoning also allows residential development.

HIGHLIGHTS

- ✓ Business established for several years.
- ✓ Sold with the equipment to operate the business.
- ✓ Good location.
- ✓ Can also be sold as land for residential development.

ASKING PRICE :

\$899,900

+ GST/PST

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Roofing

Garage door 2020

ADDITIONAL INFORMATION

Price for the building is \$700,000 and price for the business is \$300,000

436 Rue Charles, Buckingham

BUILDING DESCRIPTION

General Information

Cadastral number	2 958 377
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Total Municipal Assessment

Total Municipal Assessment	367 500 \$
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Municipal Land Assessment	212 000 \$
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Municipal Building Assessment	155 500 \$
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Construction

Number of Storeys	1
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Type of Building	Detached
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Type of Construction	Concrete
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Year of Construction	1945
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Building Dimensions	To be verified
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Features

Plumbing	To be verified
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Condition of Roof	2020
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Electrical Panels	Circuit breakers
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Exterior Siding	To be verified
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Condition of Doors/Windows	2020
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Electromechanical System

Fire System	Yes
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Security System	yes
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Existing Facilities	Garage, mechanical workshop
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Parking

Number of Parking Spaces	50
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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	16,370 sq. ft.
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Ground-floor building area	4,236 sq. ft.
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Average Surface Area / Unit	To be verified
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FEATURES

Plumbing

To be verified

Heating System

Natural gas and electric

Exterior Siding

To be verified

Condition of Roof

2020

Hot Water System

Independent tanks

Environmental Report

No

Service Contract

No

Electrical Panels

Circuit breakers

Condition of Doors/Windows

2020

REVENUE

	yearly	\$ / PI²
Commercial	\$72,012	\$17.00
Lockers		
Parking		
Total Revenues	\$72,012	\$17.00
Expenses recovery	yearly	\$ / PI²
General Recovery		
Tax Recovery		
Insurance Recovery		
Maintenance Recovery		
Total expenses recovery		
Total Gross Income	\$72,012	\$17.00
Vac. / Bad debt		
EGR	\$72,012	\$17.00

EXPENSES

	Calc.	yearly	\$ / PI²
Administration			
Management Fees	Current	\$2,160	\$0.51
Municipal Taxes	Current	\$11,712	\$2.76
School Taxes	Current	\$268	\$0.06
Insurance	Current	\$6,622	\$1.56
Electricity	Current	\$7,028	\$1.66
Heating	Current	\$3,261	\$0.77
Snow Removal			
Elevator			
Lawn			
Structural Reserve	Current	\$1,080	\$0.26
Janitor	Estimated	\$2,160	\$0.51
Maintenance	Estimated	\$3,601	\$0.85
WiFi			
Heat Pump			
Waste	Current	\$3,767	\$0.89
Total Expenses		\$41,659	\$9.83

