

MINI-ENTREPÔT LAROCQUE SALABERRY-DE-VALLEYFIELD

AREA : 41,579 SQ. FT.

PMML

FOR SALE



Laurent Paquin

Team Laurent Paquin
et Mélissa Jacob

Executive VP

Real Estate Broker | PMML
Partner

📞 514-887-3849

✉️ laurent.paquin@pmml.ca



Mélissa Jacob

Team Laurent Paquin
et Mélissa Jacob

Executive VP

Real Estate Broker | PMML
Partner

📞 514-518-1561

✉️ melissa.jacob@pmml.ca

PMML.CA



BUILDING TYPE

Isolated

BUILDING CATEGORY

Self Storage

PROPERTY DESCRIPTION

Seize this unique opportunity to invest in a new-build mini-warehouse designed to meet the highest market standards. This modern three-storey building will offer 380 storage units in a secure environment optimized to maximize efficiency and profitability.

With a gross floor area of 41,579 sq.ft., this top-of-the-range facility is air-conditioned with radiant floors, features seventeen (17) garage doors and a strategically integrated office space.

Delivery is scheduled for autumn 2025, making this project a strategic choice for investors and entrepreneurs looking for a high-performance warehousing solution.

HIGHLIGHTS

- ✓ Turnkey, New construction, 380 units,
- ✓ NOKE: The NOKE system enables users to use their cell phones to gain access to the building, use the elevator and then unload their storage unit. It also enables administrators to cut off access immediately if a monthly payment is not made.

ASKING PRICE :
\$10,990,000
+ GST/PST

ADDITIONAL INFORMATION

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

The amounts indicated are estimated values



Mini-Entrepôt Larocque, Salaberry-de-Valleyfield



BUILDING DESCRIPTION

General Information

Cadastral number 4 514 492

Total Municipal Assessment

Total Municipal Assessment \$251 900

Municipal Land Assessment \$251 900

Municipal Building Assessment \$0

Construction

Yes

10

Number of Storeys 3

Type of Building Isolated

N/A

N/A

Type of Construction Steel and Concrete Structure

Year of Construction To be built

Building Dimensions 46.13' x 29.36'

Gas heating with distribution for units with external access

To be verified

Air conditioning in all units located inside with humidity control

Features

Plumbing To be built

Condition of Roof Steel deck and modified bitumen membrane

Electrical Panels Circuit breakers

Exterior Siding ADEX acrylic coating

Condition of Doors/Windows Steel, aluminum | PVC

Electromechanical System

Fire System Fire extinguishers

Security System NOKE system and cameras (approx. 50)

Parking

Number of Parking Spaces 35 parking spaces (21 for rental)

Area

Gross area (including the mezzanine) 41 579 ft.sq.

Leasable Surface Area including the mezzanine and basement 29 911 ft.sq.

Land Surface Area 38 092

Ground-floor building area 41 579 ft.sq.

Average Surface Area / Unit 98 ft.sq.



FEATURES

Plumbing

To be built

Heating System

Radiant floor heating on 3 floors

Exterior Siding

ADEX acrylic coating

Condition of Roof

Steel deck and modified bitumen membrane

Hot Water System

To be verified

Condition of Doors/Windows

Steel, aluminum | PVC

Service Contract

To be built

Electrical Panels

Circuit breakers

REVENUE

	yearly	\$ / PI²
Commercial		
Lockers	\$935,964	\$22.51
Parking	\$24,948	\$0.60
Potential Revenus		
48 Petit Boîtes Postales	\$7,200	\$0.17
48 Moyen Boîtes Postales	\$9,600	\$0.23
48 Grand Boîtes Postales	\$12,480	\$0.30
Total Revenues	\$990,192	\$23.81
Expenses recovery	yearly	\$ / PI²
Total expenses recovery		
Total Gross Income	\$990,192	\$23.81
Vac. / Bad debt	\$49,510	\$1.19
EGR	\$940,682	\$22.62

EXPENSES

	Calc.	yearly	\$ / PI²
Administration			
Management Fees	Estimated	\$28,079	\$0.68
Municipal Taxes	Estimated	\$174,855	\$4.21
School Taxes	Estimated	\$6,841	\$0.16
Insurance	Estimated	\$12,000	\$0.29
Electricity	Estimated	\$12,000	\$0.29
Heating			
Snow Removal			
Elevator	Estimated	\$7,000	\$0.17
Lawn			
Structural Reserve	Estimated	\$9,360	\$0.23
Janitor	Estimated	\$28,079	\$0.68
Maintenance	Estimated	\$18,719	\$0.45
WiFi			
Heat Pump			
Internet	Estimated	\$1,000	\$0.02
Software And Noke	Estimated	\$10,000	\$0.24
Total Expenses		\$307,933	\$7.41



