

PORTFOLIO THOMAS-LEFEBVRE MANSFIELD-ET-PONTEFRAC

AREA : 107,407 SQ. FT.

PMML

FOR SALE



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BUILDING TYPE

Detached

BUILDING CATEGORY

Heavy Industrial

PROPERTY DESCRIPTION

A heavy industrial site of this magnitude appears only once a generation on the Quebec market. This vast 60.5-acre lot, entirely zoned heavy industrial, already houses a fully equipped sawmill as well as several operational plants — an infrastructure that few buyers will be able to replicate, both in terms of cost and time. Whether to restart existing forestry operations or to establish an entirely different large-scale industrial project, this site combines location and infrastructure to offer truly unique potential in Quebec.

HIGHLIGHTS

- ✓ The site is connected to the municipal water supply and has seven independent wastewater treatment systems, ensuring management capacity adapted to large-scale industrial operations.
- ✓ The site has a 3,400 KW electrical input, powered by a proprietary 5,000 KW transformer, connected to a 25 KV Hydro-Québec input line — a substantial electrical capacity, ready to support heavy industrial operations.

ASKING PRICE :

\$9,500,000

+ GST/PST

ADDITIONAL INFORMATION

The site benefits from recognized accessibility by the Ministry of Environment (MELCCFP) for the use of river water for industrial operations. A permit renewal with the Ministry of Environment (MELCCFP) will need to be undertaken by the next buyer. The fire protection system draws water directly from the river to supply the fire hydrants and sprinklers of the various buildings. An important asset for insurance.

A 900 HP heating plan, fueled by on-site forest biomass, completes the site's energy infrastructure, offering a sustainable and economical heating solution.

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



Portfolio Thomas-Lefebvre, Mansfield-et-Pontefract



Image retouchée à l'aide de l'IA. Peut ne pas refléter fidèlement la réalité.

BUILDING DESCRIPTION

General Information

Cadastral number 4 636 714, 5 049 945 et autres

Total Municipal Assessment

Total Municipal Assessment 3 528 700 \$

Municipal Land Assessment 379 800 \$

Municipal Building Assessment 3 148 900 \$

Construction

Clearance Height 20 feet and +

Number of Storeys 1

Type of Building Detached

Type of Construction Steel, brick and wood

Year of Construction Unknown

Building Dimensions N/A

The heavy industrial zoning already in place — increasingly rare and sought after — eliminates delays and uncertainties related to a zoning change, allowing for quick possession and operationalization.

Features

Plumbing Good condition

Condition of Roof Good condition

Electrical Panels Circuit breakers

Exterior Siding Wood and steel

Condition of Doors/Windows Good condition

Electromechanical System

Lighting Fluorescent and incandescent

Fire System Sprinkler system

Security System Yes

Existing Facilities Office, kitchen, bathroom

Building type

Fiber optic available, allowing for high-performance industrial and telecommunication connectivity. Ideally located at the confluence of the Coulonge and Outaouais rivers, the site benefits from an exceptional strategic location, combining privileged access to waterways, logistical potential, and proximity to forest resources.

Parking

Number of Parking Spaces unlimited

Area

Land Surface Area 2 636 337.96 sq ft

Ground-floor building area 107 407 sq ft

Available Surface Area 107 407 sq ft



FEATURES

Sprinklers

Yes

Condition of Roof

Good condition

Loading Docks

No

Electrical Panels

Circuit breakers

Outdoor Storage

Yes

Condition of Doors/Windows

Good condition

Ground Level Door

Yes

Overhead Cranes

Yes

Heating System

Electricity, electric baseboard

Exterior Siding

Wood and steel

Electrical Power

(2) Transformers of several Volts

Plumbing

Good condition

Service Contract

No

Hot Water System

Independent tanks, river

Distance from fire station and hydrant

Autonomous on-site sprinkler-fire system

Environmental Report

Update to be done

REVENUE

	yearly	\$ / PI²
Commercial	\$60,225	\$0.56
Lockers		
Parking		
Total Revenues	\$60,225	\$0.56
Expenses recovery	yearly	\$ / PI²
Total expenses recovery		
Total Gross Income	\$60,225	\$0.56
Vac. / Bad debt		
EGR	\$60,225	\$0.56

EXPENSES

	Calc.	yearly	\$ / PI²
Administration			
Management Fees			
Municipal Taxes	Current	\$23,756	\$0.22
School Taxes	Current	\$2,667	\$0.02
Insurance	Current	\$4,086	\$0.04
Electricity	Current	\$1,873	\$0.02
Heating			
Snow Removal			
Elevator			
Lawn			
Structural Reserve	Estimated	\$1,205	\$0.01
Janitor			
Maintenance	Estimated	\$3,011	\$0.03
WiFi			
Heat Pump			
Total Expenses		\$36,598	\$0.34









