

PORTFOLIO YVON-PROVOST & HÉBERT SALABERRY-DE-VALLEYFIELD

AREA : 24,354 SQ. FT.

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Light Industrial

PROPERTY DESCRIPTION

Portfolio comprising a commercial building and an industrial property located in Saint-Timothée (Valleyfield), near Highway 30 and on a high-traffic artery.

The commercial building generates stable income with long-term tenants in place and leases with a minimum term of 3 years. It also offers redevelopment potential due to its large land area. Space may also be available for an owner-occupier.

The industrial building features an ideal layout for an owner-occupant, with workshop space and heated/air-conditioned office areas, as well as efficient operational flow. An opportunity to acquire a mixed-use asset offering income, occupancy potential, and growth upside.

HIGHLIGHTS

- ✓ Industrial building available for quick occupancy
- ✓ Commercial building can be leased or offer space for an owner-occupier
- ✓ 9 garage doors, 1 loading dock, and 2 overhead cranes (rare)
- ✓ Finished office space, heated and air-conditioned
- ✓ Quick access to Highway 30 and ample parking

ASKING PRICE :

\$4,750,000

+ GST/PST

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Commercial building: roof (2017 and 2025)

Building expansions (2007 and 2015)

Exterior cladding / facade (2017)

ADDITIONAL INFORMATION

Immeuble industriel : 7 portes de garage et quai de chargement

Équipé de 2 ponts roulants

Aménagement fonctionnel pour opérations industrielles

Immeuble commercial: Porte de garage 10' x 12' et quai de chargement 8' x 7'

Bureaux aménagés, chauffés et climatisés



Commercial and industrial portfolio



BUILDING DESCRIPTION

General Information

Cadastral number 4 862 462 et autres

Total Municipal Assessment

Total Municipal Assessment 2 603 000 \$

Municipal Land Assessment 1 291 000 \$

Municipal Building Assessment 1 312 000 \$

Construction

Number of Storeys 2

Type of Building Detached

Type of Construction Concrete and Steel

Year of Construction 1988 - 1979

Building Dimensions 131,7 x 115 p. irr - 50.2' x 211.5' p.

Single-storey building on slab with partial basement (~750 sq. ft.), steel structure, masonry/metal cladding. Multiple units, 9-12 ft clear height, loading dock. Good condition, renovated over the years.

Features

Plumbing PEX / ABS / Copper / Standard / Kitchen sinks

Condition of Roof Asphalt Shingles, steel

Electrical Panels Breakers

Exterior Siding Masonry / Steel / Sheet metal

Condition of Doors/Windows Aluminium / Fixed / Sliding (1987 and 1995)

Electromechanical System

Fire System Smoke detector

Security System Gated yard

Existing Facilities Clément Hydraulitech, Sécurité Quenneville, Services CRW, Transport en vrac Beauharnois-Salaberry

Building type

The buildings can be bought separately

Parking

Number of Parking Spaces Multiple spaces available (to be verified)

Area

Gross area (including the mezzanine) 20 166 sqft

Leasable Surface Area including the mezzanine and basement 24 354 sqft

Land Surface Area 103 107 sqft

Ground-floor building area 24 354 sqft

Average Surface Area / Unit N/A



FEATURES

Sprinklers

No

Condition of Roof

Asphalt Shingles, steel

Loading Docks

Commercial Building: 8' x 7'

Electrical Panels

Breakers

Electrical Power

400A / 120, 240 and 600V

Ground Level Door

8x (10' x 12, 14' x 14', 12' x 15' et 14' x 15')

Overhead Cranes

Industrial building: 1x 2 ton - x 1.5 ton

Heating System

Forced air heating / Electric baseboards / Air conditioning

Exterior Siding

Masonry / Steel / Sheet metal

Environmental Report

No

Plumbing

PEX / ABS / Copper / Standard / Kitchen sinks

Service Contract

N/A

Hot Water System

Water heater tank

Outdoor Storage

To be verified

Condition of Doors/Windows

Aluminium / Fixed / Sliding (1987 and 1995)

REVENUE

	yearly	\$ / PI²
Commercial	\$338,184	\$13.89
Lockers		
Parking		
Total Revenues	\$338,184	\$13.89
Expenses recovery	yearly	\$ / PI²
General Recovery	\$1,000	\$0.04
Tax Recovery	\$47,790	\$1.96
Insurance Recovery	\$6,483	\$0.27
Maintenance Recovery	\$12,012	\$0.49
Total expenses recovery	\$67,285	\$2.76
Total Gross Income	\$405,469	\$16.65
Vac. / Bad debt		
EGR	\$405,469	\$16.65

EXPENSES

	Calc.	yearly	\$ / PI²
Administration			
Management Fees			
Municipal Taxes	Current	\$47,790	\$1.96
School Taxes	Current	\$1,518	\$0.06
Insurance	Current	\$6,483	\$0.27
Electricity	Current	\$6,778	\$0.28
Heating	Current	\$14,408	\$0.59
Snow Removal			
Elevator			
Lawn			
Structural Reserve			
Janitor			
Maintenance	Real	\$12,164	\$0.50
WiFi			
Heat Pump			
Total Expenses		\$89,141	\$3.66







