

247 DE L'EGLISE ROXTON FALLS

6 UNITS

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Mixed Uses

PROPERTY DESCRIPTION

A 55,567-square-foot lot featuring a semi-commercial income-producing building comprising 5 residential units and a commercial space. C-201 zoning permits, among other uses, multi-family housing (4 to 6 units), offices, retail, services, restaurants, lodging, and certain light industrial uses. An opportunity for a developer or investor seeking to own an income-producing asset while planning a redevelopment project.

HIGHLIGHTS

- ✓ 55,567-square-foot lot
- ✓ C-201 zoning
- ✓ Construction of 4- to 6-unit multifamily buildings permitted
- ✓ Construction of office buildings permitted
- ✓ Retail businesses permitted
- ✓ Professional and commercial services permitted
- ✓ Restaurants and lodging establishments permitted
- ✓ Vehicle sales and maintenance shops permitted
- ✓ Light industry (Class A) permitted

ASKING PRICE :

\$799,000

+ GST/PST

ADDITIONAL INFORMATION

Sold without any legal warranty of quality; the buyer assumes all risks.

Buyers are advised to have their project approved by the municipality and to consult the applicable zoning regulations.

Responsibility for appliances

Tenants

Number of units

6



Number of Parking Spaces

+10

Hot Water System

Independent tanks



Heating System

Electric baseboard



247 De l'Eglise, Roxton Falls



BUILDING DESCRIPTION

General Information

Cadastral number 6 729 868

Total Municipal Assessment

Total Municipal Assessment 751 000 \$

Municipal Land Assessment 163 400 \$

Municipal Building Assessment 587 600 \$

Construction

Number of Storeys 1

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1984

Features

Plumbing Copper & ABS

Condition of Roof Elastomer membrane

Condition of Doors Glass and aluminum doors

Condition of Balconies N/A

Condition of Windows PVC windows

Condition of Kitchens Functional

Electrical Panels Breakers

Exterior Siding Aluminum and vinyl

Condition of Bathrooms Functional / cast-iron bathtub + shower

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room Yes

Number of Rooms 9

Number of Units 1 x 5.5 + 4 x 1.5 + Commerce (Magasin de liquidation)

Washer/Dryer Inlet 1 for 4 units

Appliance Responsibility Tenants

Heating Responsibility Owner

Hot Water Responsibility Owner

Building located along the road with direct access.

Parking

Type of Parking Exterior

Number of Parking Spaces +10

Area

Land Surface Area 55 567 pi²



FEATURES

Fenced

No

Condition of Roof

Elastomer membrane

Concierge Agreement

N/A

Hot Water System

Independent tanks

Electrical Panels

Breakers

Environmental Report

Update to be done

Internet and Telecom

Yes

Condition of Doors

Glass and aluminum doors

Intercom and Doorbell

Yes, doorbell.

Condition of Windows

PVC windows

Exterior Siding

Aluminum and vinyl

Plumbing

Copper & ABS

Condition of Balconies

N/A

Heating System

Electric baseboard

Condition of Kitchens

Functional

Condition of Bathrooms

Functional / cast-iron bathtub + shower







