

# 1635 GALT OUEST MONT-BELLEVUE

AREA : 6,701 SQ. FT.

# PMML

FOR SALE



**Karine Thérien**

Team Jessika Lahaie  
Real Estate Broker

📞 438-220-7700

✉️ [karine.therien@pmml.ca](mailto:karine.therien@pmml.ca)



PMML.CA



## BUILDING TYPE

Detached

## BUILDING CATEGORY

Class B - Office

## PROPERTY DESCRIPTION

A high-end office building spanning over 6,700 sq. ft., fully modernized and fitted out to the highest standards. Soundproof offices, conference rooms, secure access via code, smart home technology, and ample parking. A turnkey professional environment offering exceptional finishes and great flexibility in use.

## HIGHLIGHTS

- ✓ 11 private offices with natural light
- ✓ Soundproof offices
- ✓ 2 conference and training rooms
- ✓ Large multipurpose room with lounge area
- ✓ Integrated smart home technology
- ✓ Secure access via code and intercom
- ✓ Stretch ceilings, motorized curtains, and contemporary design
- ✓ Professional furniture available upon agreement
- ✓ 17 parking spaces
- ✓ Strategic location between downtown and the University of Sherbrooke

ASKING PRICE :

**\$2,499,000**

+ GST/PST

---

## ADDITIONAL INFORMATION

---

Established commercial tenants

Revenue growth potential

High-end finishes

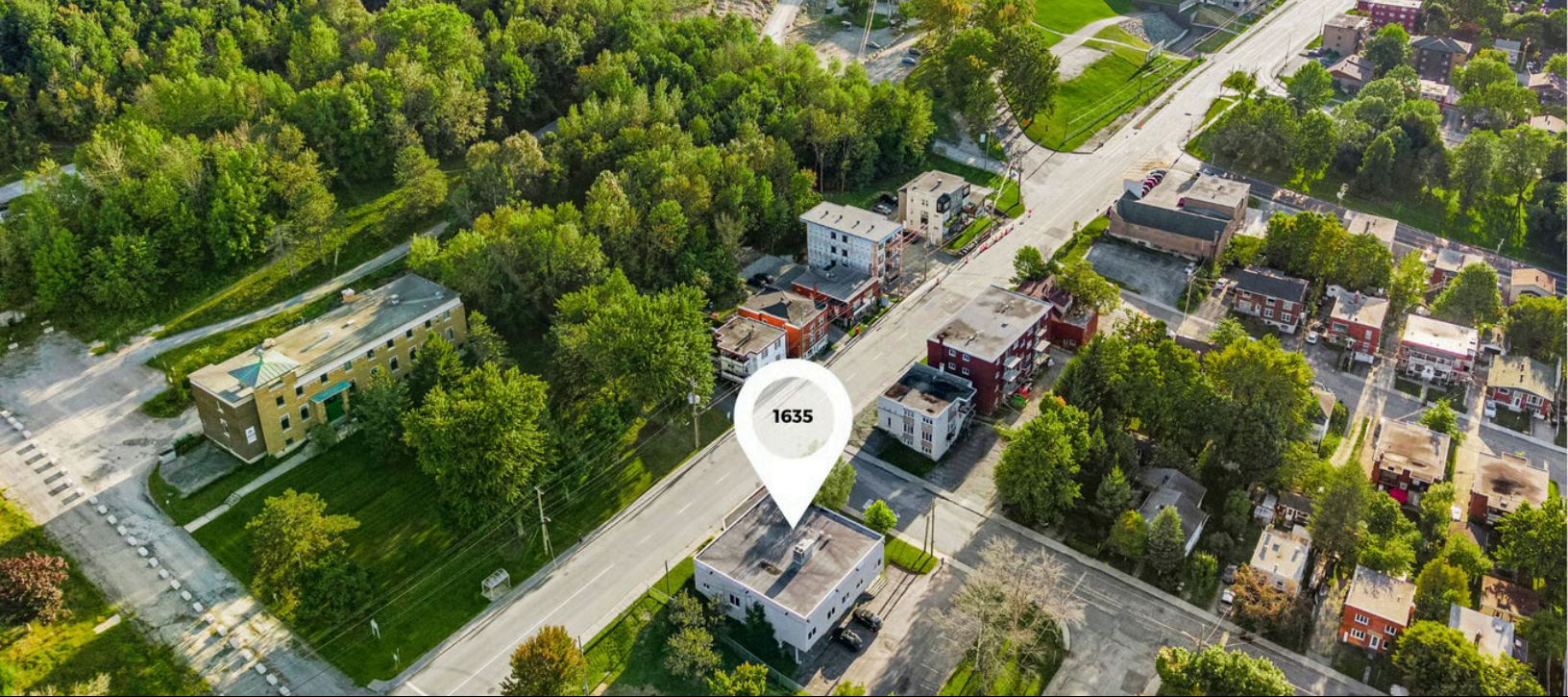
Property offering strong value-creation potential

Distinctive positioning in the Sherbrooke market

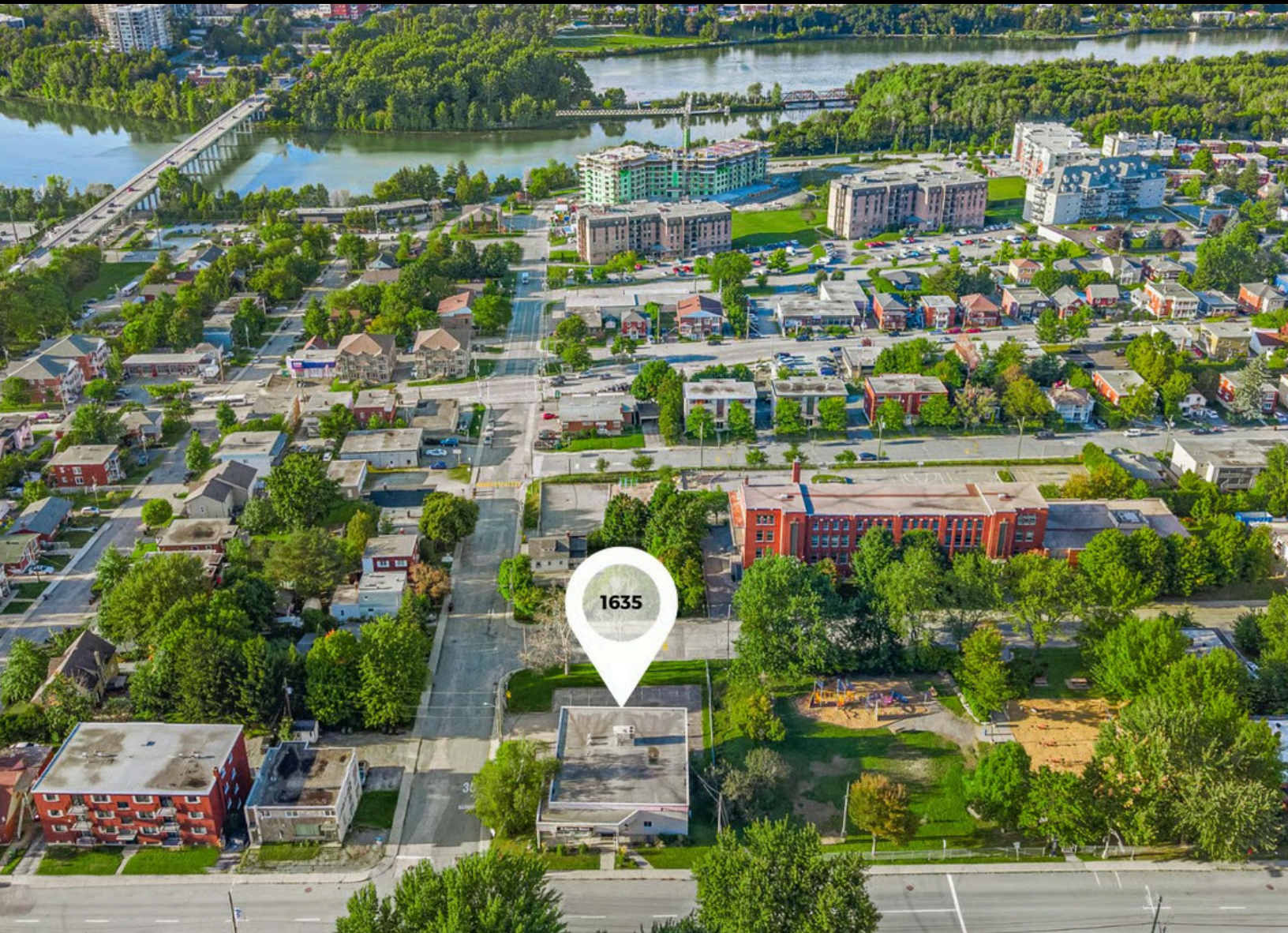
Current occupancy: 2 leases in place, 1 owner-occupied space, and 1 available space

Sale without legal warranty, at the buyer's own risk and peril





1635 Galt Ovest, Mont-Bellevue





# BUILDING DESCRIPTION

## General Information

|                  |                |
|------------------|----------------|
| Cadastral number | 1 063 215      |
| Land size        | 13 821 SQ. Ft. |

## Total Municipal Assessment

|                               |           |
|-------------------------------|-----------|
| Total Municipal Assessment    | \$783 300 |
| Municipal Land Assessment     | \$282 600 |
| Municipal Building Assessment | \$500 700 |

## Construction

|                      |                                      |
|----------------------|--------------------------------------|
| Clearance Height     | 10 ft to 16 ft                       |
| Number of Storeys    | One floor (ground floor) + basement. |
| Type of Building     | Detached                             |
| Type of Construction | Wood and Steel Frame                 |
| Year of Construction | 1978                                 |
| Building Dimensions  | 47.11 ft × 59.11 ft (irregular)      |

## Electromechanical System

|                     |                                                             |
|---------------------|-------------------------------------------------------------|
| Lighting            | Recessed lights                                             |
| Fire System         | Smoke Alarms                                                |
| Security System     | Alarm System   Security Cameras                             |
| Existing Facilities | Professional offices, conference rooms, and training spaces |

## Building type

Building offering great flexibility in use. Leases are structured based on each tenant's specific needs rather than the size of the leased premises, with access to shared spaces.

## Parking

|                          |                   |
|--------------------------|-------------------|
| Number of Parking Spaces | 17 parking spaces |
|--------------------------|-------------------|

## Area

|                             |              |
|-----------------------------|--------------|
| Gross Area                  | 6 701 sq.ft. |
| Leasable Surface Area       | 6 701 sq.ft. |
| Average Surface Area / Unit | N/A          |





## FEATURES

### Plumbing

ABS, Copper, and Flexible Hoses

### Heating System

Roof-mounted HVAC unit with heat pump

### Exterior Siding

Brick | Stucco

### Condition of Roof

Elastomer Membrane | 2008

### Hot Water System

Electric | 2 water heaters (2022)

### Environmental Report

Update to be done

### Service Contract

Yes

### Electrical Panels

Circuit Breaker Panels | 600 A (3 × 200 A) | 600 V

### Condition of Doors/Windows

Aluminum | Code-Secured Access System

## REVENUE

|                                | yearly           | \$ / PI²        |
|--------------------------------|------------------|-----------------|
| Commercial                     | \$203,400        | \$30.35         |
| Lockers                        |                  |                 |
| Parking                        |                  |                 |
| Other Revenues                 |                  |                 |
| <b>Total Revenues</b>          | <b>\$203,400</b> | <b>\$30.35</b>  |
| <b>Expenses recovery</b>       | <b>yearly</b>    | <b>\$ / PI²</b> |
| General Recovery               | \$5,076          | \$0.76          |
| <b>Total expenses recovery</b> | <b>\$5,076</b>   | <b>\$0.76</b>   |
| <b>Total Gross Income</b>      | <b>\$208,476</b> | <b>\$31.11</b>  |
| Vac. / Bad debt                | \$6,102          | \$0.91          |
| <b>EGR</b>                     | <b>\$202,222</b> | <b>\$30.18</b>  |

## EXPENSES

|                       | Calc.     | yearly          | \$ / PI²      |
|-----------------------|-----------|-----------------|---------------|
| Administration        | Estimated | \$1,005         | \$0.15        |
| Management Fees       | Estimated | \$2,051         | \$0.31        |
| Municipal Taxes       | Current   | \$15,240        | \$2.27        |
| School Taxes          | Current   | \$569           | \$0.08        |
| Insurance             | Current   | \$4,153         | \$0.62        |
| Electricity           | Current   | \$13,437        | \$2.01        |
| Heating               |           |                 |               |
| Snow Removal          | Estimated |                 |               |
| Elevator              |           |                 |               |
| Lawn                  | Current   |                 |               |
| Structural Reserve    | Estimated | \$1,367         | \$0.20        |
| Janitor               |           |                 |               |
| Maintenance           | Estimated | \$2,734         | \$0.41        |
| WiFi                  |           |                 |               |
| Heat Pump             |           |                 |               |
| Water Tax             | Current   | \$22            | \$0.00        |
| <b>Total Expenses</b> |           | <b>\$40,579</b> | <b>\$6.06</b> |







