

FOR SALE

PMML

1850 BOULEVARD LE CORBUSIER | CHOMEDEY

AREA : 40,469 SQ FT



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BUILDING TYPE

Detached

BUILDING CATEGORY

Class B - Office

PROPERTY DESCRIPTION

Well-maintained office building strategically located on Le Corbusier Boulevard, near Montmorency Metro and major highway access. Large 61,000 sq. ft. land and ample parking. Strong rental income with 4,130 sq. ft. available for occupancy or lease. Assumable loan available. Ideally located in close proximity to restaurants and retail amenities.

HIGHLIGHTS

- ✓ High visibility and easy access
- ✓ Ample land and rear parking
- ✓ Elevator in building
- ✓ Enhancement potential

ASKING PRICE :

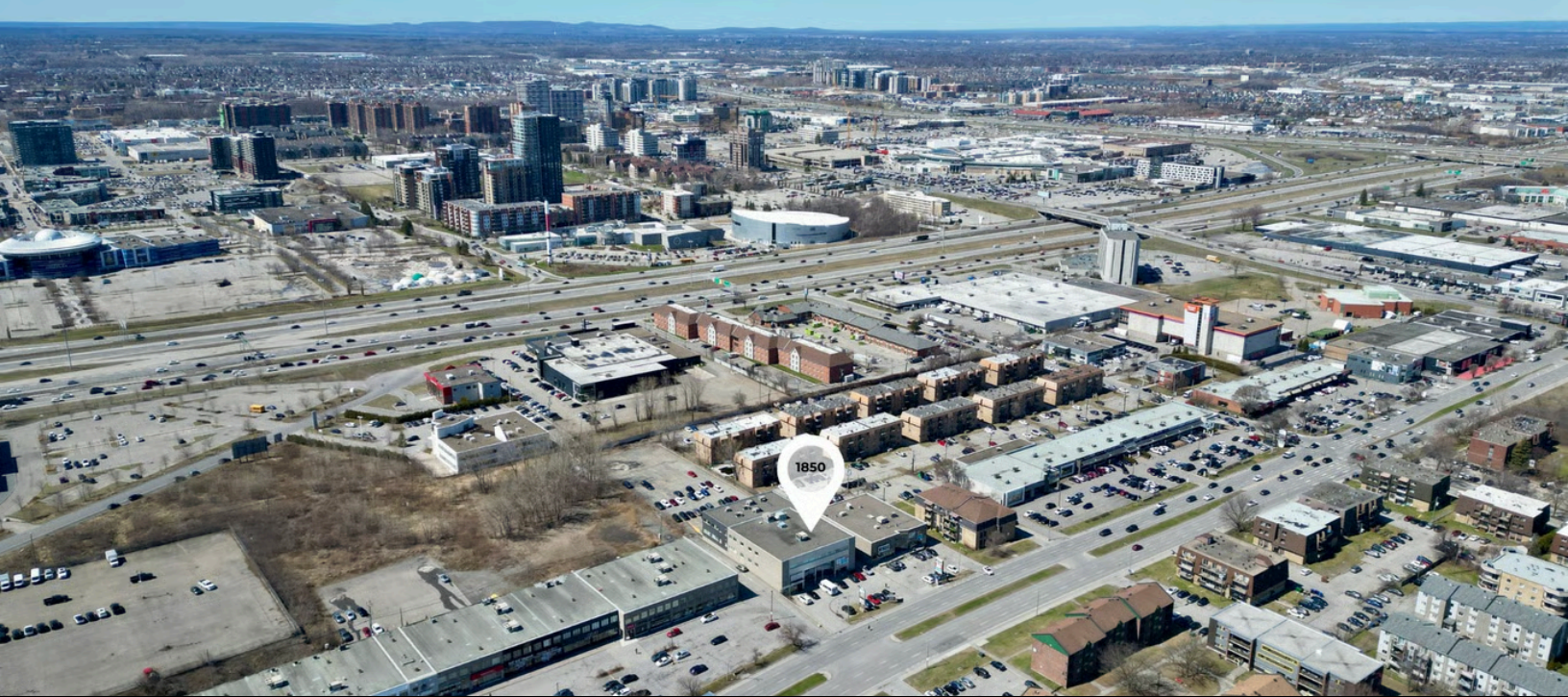
\$8,525,000

+ GST/PST

ADDITIONAL INFORMATION

The owner occupies an office area and may make it available to the buyer.

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



1850 Boulevard Le Corbusier, Chomedey



BUILDING DESCRIPTION

General Information

Cadastral number	4 207 678
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Land size	61 295 SQ. Ft.
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Total Municipal Assessment

Total Municipal Assessment	6 945 800 \$
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Municipal Land Assessment	1 016 800 \$
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Municipal Building Assessment	5 929 000 \$
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Construction

Clearance Height	To be verified
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Number of Storeys	3
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Type of Building	Detached
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Type of Construction	Concrete
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Year of Construction	1988-2009
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Building Dimensions	To be verified
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Electromechanical System

Lighting	LED,
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Fire System	Mircom system and sprinklers
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Security System	Security alarm
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Existing Facilities	Heat pumps, elevator, waste room; SMEs, offices, beauty centers, local charities
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Parking

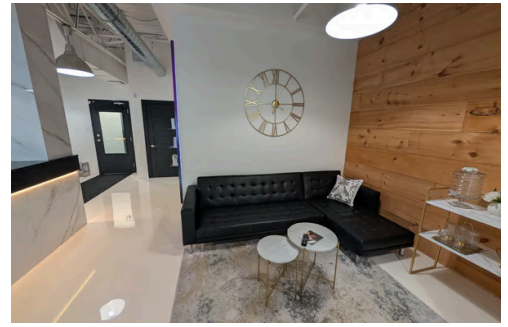
Number of Parking Spaces	Approximately 114 parking spaces (front/rear) + 1 drop-off area
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Area

Gross Area	39,675 sq. ft.
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Leasable Surface Area	37 340 sq. ft.
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Average Surface Area / Unit	2 204 sq. ft.
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FEATURES

Plumbing

To be verified

Heating System

HVAC, Heat pump / Baseboard heaters

Exterior Siding

Concrete

Condition of Roof

2009

Hot Water System

To be verified

Environmental Report

Yes

Service Contract

Yes

Electrical Panels

Breakers

Condition of Doors/Windows

2009/1988

REVENUE

	yearly	\$ / PI²
Commercial	\$740,148	\$18.29
Lockers	\$8,190	\$0.20
Parking	\$540	\$0.01
Total Revenues	\$748,878	\$18.50
	yearly	\$ / PI²
Expenses recovery		
General Recovery	\$98,972	\$2.45
Total expenses recovery	\$98,972	\$2.45
Total Gross Income	\$847,850	\$20.95
Vac. / Bad debt		
EGR	\$847,850	\$20.95

EXPENSES

	Calc.	yearly	\$ / PI²
Administration	Estimated		
Management Fees	Current	\$17,482	\$0.43
Municipal Taxes	Current	\$180,961	\$4.47
School Taxes	Current	\$4,771	\$0.12
Insurance	Current	\$7,934	\$0.20
Electricity	Current	\$50,721	\$1.25
Heating			
Snow Removal	Current	\$5,223	\$0.13
Elevator	Current	\$2,520	\$0.06
Lawn			
Structural Reserve	Real	\$8,478	\$0.21
Janitor			
Maintenance	Estimated	\$17,026	\$0.42
WiFi			
Heat Pump			
Total Expenses		\$295,117	\$7.29

