

221 CHEMIN FREEMAN HULL

AREA : 8,770 SQ. FT.

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Class B - Office

PROPERTY DESCRIPTION

Class B office building located in a highly sought-after area of Gatineau. Generating strong returns, this asset is an excellent addition to any real estate investment portfolio. This well-maintained property is home to 27 Class A tenants operating primarily in professional services and alternative healthcare sectors. Its strategic location, close to residential neighborhoods, commercial districts, and major transportation routes, ensures steady and growing tenant demand.

HIGHLIGHTS

- ✓ Well-maintained building.
- ✓ No major renovations anticipated in the near term.
- ✓ Strategic location in the heart of Gatineau (Hull).
- ✓ A strategic asset for diversifying the risk of a real estate portfolio.

ASKING PRICE :

\$1,800,000

+ GST/PST

ADDITIONAL INFORMATION

Residential, low-impact commercial, and community zoning.

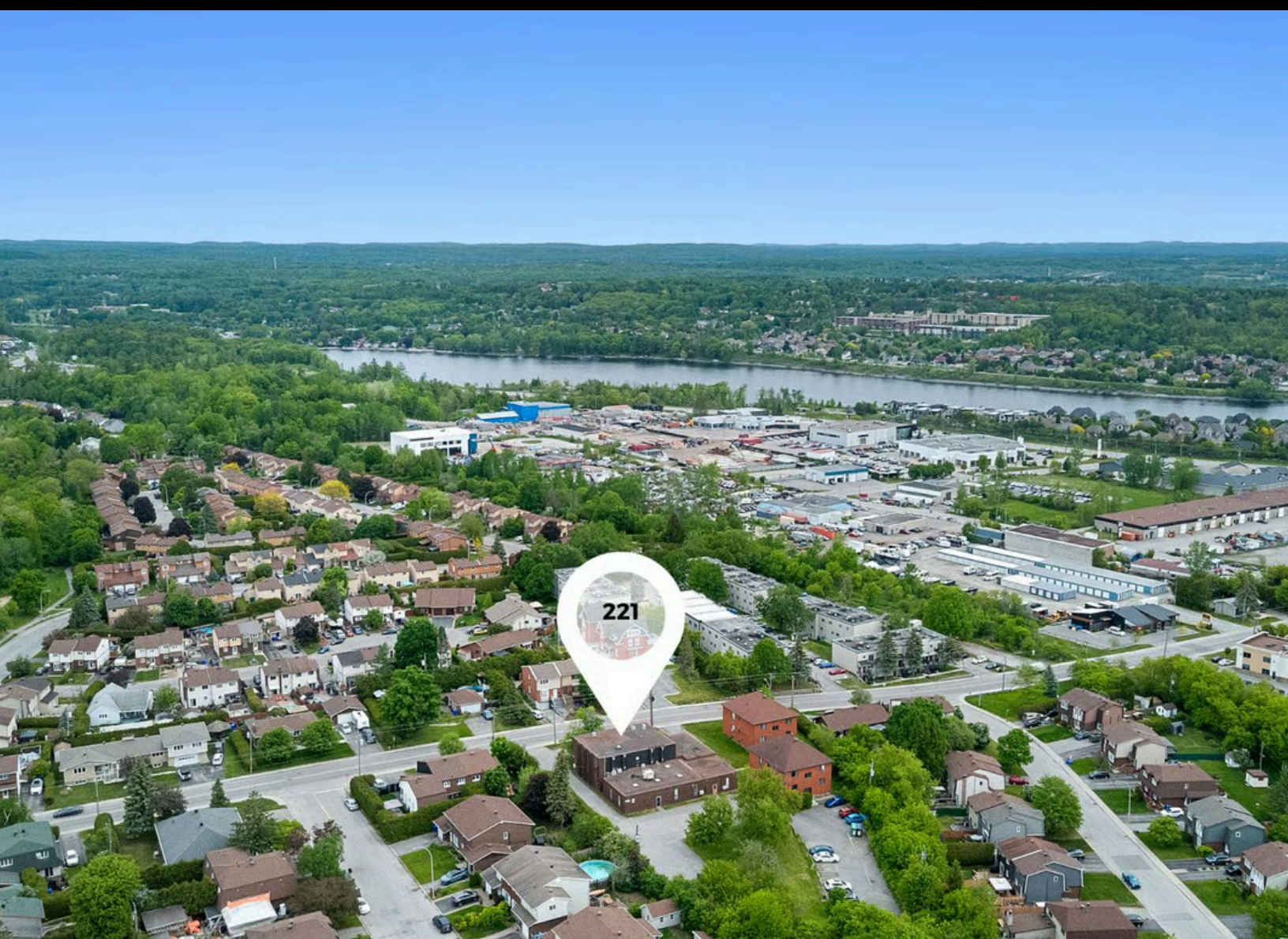
Located near Boulevard Saint-Joseph, a major commercial corridor in Gatineau (Hull).

Site with a typical building site coverage ratio of 30% to 40%, while the existing building occupies only 20% of the site, offering significant redevelopment potential.

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



221 Chemin Freeman, Hull



BUILDING DESCRIPTION

General Information

Cadastral number	1 089 422
Land size	42 612 SQ. Ft.

Total Municipal Assessment

Total Municipal Assessment	1 030 600 \$
Municipal Land Assessment	626 300 \$
Municipal Building Assessment	404 300 \$

Construction

Clearance Height	To be verified
Number of Storeys	2
Type of Building	Detached
Type of Construction	Brick and wood
Year of Construction	1966
Building Dimensions	82.8' x 80'
Cast-in-place concrete foundation	

Electromechanical System

Lighting	LEDs & fluorescent tubes
Fire System	Yes
Security System	Outdoor camera
Existing Facilities	Physical therapist, naturopath, occupational therapist, psychologist...

Building type

Three heat pumps replaced (2025) The sale is made without any legal warranty of quality, at the buyer's own risk

Parking

Number of Parking Spaces	20–25 spaces
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Area

Gross Area	8,770 sq. ft.
Leasable Surface Area	8,770 sq. ft.
Average Surface Area / Unit	418 sq. ft.



FEATURES

Plumbing

Assumed standard

Heating System

Electric baseboard heaters, rooftop central air conditioning unit, wall-mounted air conditioner

Exterior Siding

Brick

Condition of Roof

Elastomer membrane (a recent part)

Hot Water System

Independent tanks

Environmental Report

Update needed

Service Contract

Yes

Electrical Panels

Circuit breakers

Condition of Doors/Windows

Aluminum

REVENUE

	yearly	\$ / PI²
Commercial	\$203,873	\$23.25
Lockers		
Parking		
Total Revenues	\$203,873	\$23.25
Expenses recovery	yearly	\$ / PI²
Total expenses recovery		
Total Gross Income	\$203,873	\$23.25
Vac. / Bad debt	\$13,511	\$1.54
EGR	\$190,362	\$21.71

EXPENSES

	Calc.	yearly	\$ / PI²
Administration	Estimated	\$1,754	\$0.20
Management Fees	Current	\$5,790	\$0.66
Municipal Taxes	Current	\$35,685	\$4.07
School Taxes	Current	\$794	\$0.09
Insurance	Estimated	\$3,190	\$0.36
Electricity	Current	\$13,738	\$1.57
Heating			
Snow Removal	Current	\$2,850	\$0.32
Elevator			
Lawn			
Structural Reserve	Current	\$2,895	\$0.33
Janitor	Current	\$7,200	\$0.82
Maintenance	Estimated	\$7,720	\$0.88
WiFi			
Heat Pump			
Garbage	Current	\$1,854	\$0.21
Total Expenses		\$83,471	\$9.52



