

225 DANSEREAU CONTRECOEUR

AREA : 5,252 SQ. FT.

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Class C - Office

PROPERTY DESCRIPTION

Available immediately - Opportunity to acquire a detached commercial building of 5,252 sq. ft. in Contrecoeur. Built in 2000, it features elegant brick and wood architecture, situated on a vast 27,051 sq. ft. lot, offering 15 parking spaces and excellent expansion potential. An institutional-grade asset, formerly occupied by a governmental entity.

HIGHLIGHTS

- ✓ Access to Highway 30
- ✓ Access from 132
- ✓ Parking: 15 spaces
- ✓ Roof redone in 2019
- ✓ Ideal for owner-occupier

ASKING PRICE :

\$1,299,000

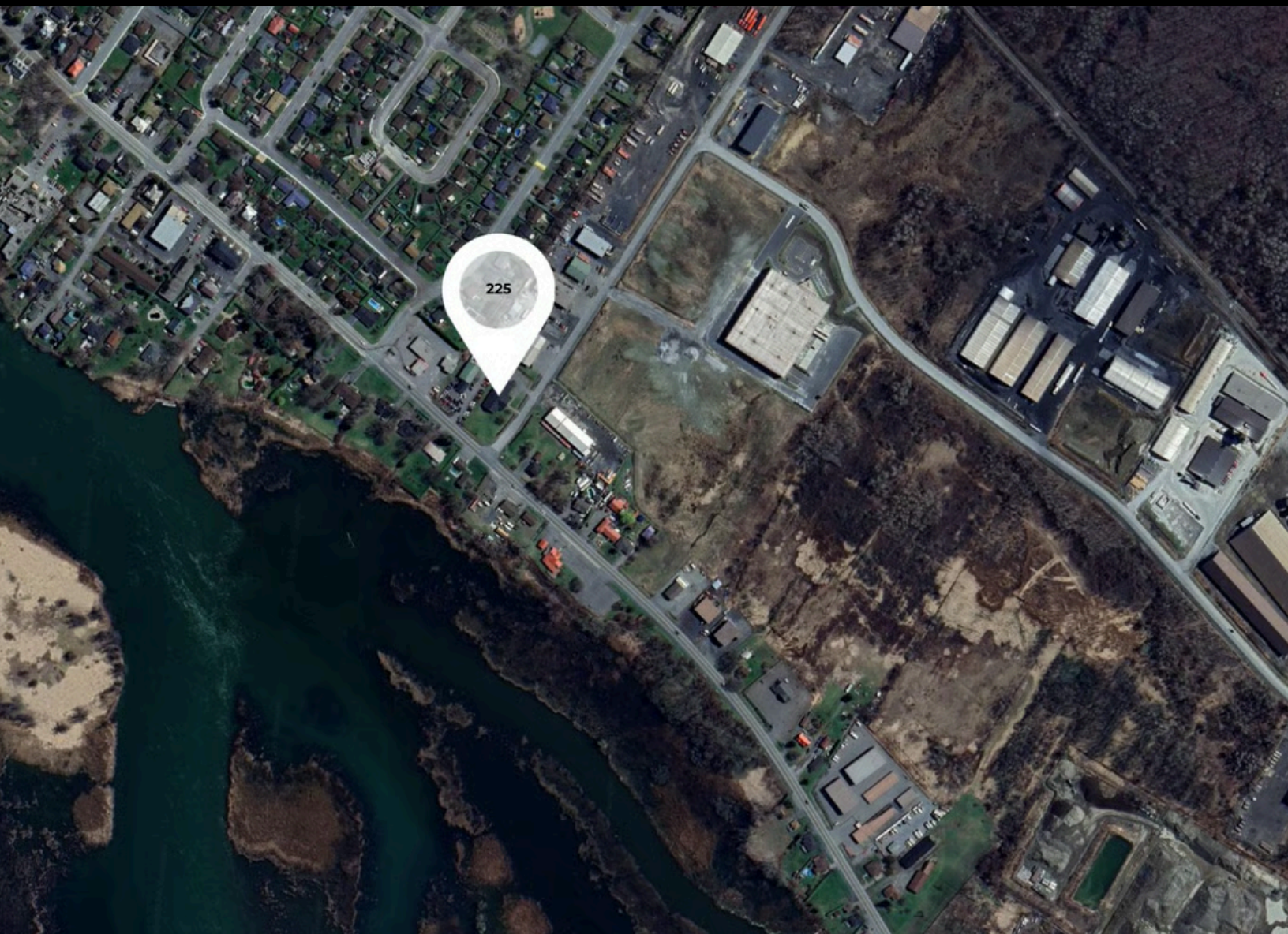
+ GST/PST

ADDITIONAL INFORMATION

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



225 Dansereau, Contrecoeur



BUILDING DESCRIPTION

General Information

Cadastral number	5 025 087
Land size	27 051 SQ. Ft.

Total Municipal Assessment

Total Municipal Assessment	987 000 \$
Municipal Land Assessment	358 000 \$
Municipal Building Assessment	629 000 \$

Construction

Clearance Height	To be verified
Number of Storeys	1
Type of Building	Detached
Type of Construction	Brick and wood
Year of Construction	2000
Building Dimensions	111' frontage

Features

Plumbing	PEX and ABS
Condition of Roof	Asphalt shingles (2019 - \$25,000)
Electrical Panels	Circuit breakers
Exterior Siding	Brick
Condition of Doors/Windows	Good condition

Electromechanical System

Lighting	Neon lights
Fire System	Fire detector (connected)
Security System	Alarm system
Existing Facilities	Offices

Building type

Adapted for people with reduced mobility Signs permitted Possibility of expansion.

Parking

Number of Parking Spaces	15 spaces
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Area

Gross Area	5,552 sq. ft.
Leasable Surface Area	4,972 sq. ft.
Average Surface Area / Unit	4,972 sq. ft.



FEATURES

Plumbing

PEX and ABS

Heating System

Forced air, electric baseboards,
Central air conditioner

Exterior Siding

Brick

Condition of Roof

Asphalt shingles (2019 -
\$25,000)

Hot Water System

Water heater tank

Environmental Report

Update to be done

Service Contract

To be verified

Electrical Panels

Circuit breakers

Condition of Doors/Windows

Good condition





