

2390 LOUIS-XIV BEAUPORT

AREA : 11,485 SQ. FT.

PMML

FOR SALE



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Real Estate Broker

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PMML.CA



BUILDING TYPE

In a row

BUILDING CATEGORY

Class B - Office

PROPERTY DESCRIPTION

A commercial building of nearly 11,500 sq. ft. ideally located in Beauport on Boulevard Louis-XIV, offering excellent visibility and accessibility. This property presents significant potential for optimization for an investor looking to maximize rental value and space utilization. A strategic opportunity in a growing area.

HIGHLIGHTS

- ✓ Strategic location in a rapidly growing area
- ✓ Plenty of untapped potential
- ✓ An asset offering value creation in the short to medium term

ASKING PRICE :

\$2,075,000

+ GST/PST

ADDITIONAL INFORMATION

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



2390 Louis-XIV, Beauport



BUILDING DESCRIPTION

General Information

Cadastral number	1 757 426
Land size	39 670 SQ. Ft.

Total Municipal Assessment

Total Municipal Assessment	\$1 555 000
Municipal Land Assessment	\$520 000
Municipal Building Assessment	\$1 035 000

Construction

Clearance Height	To be verified
Number of Storeys	2
Type of Building	In a row
Type of Construction	Steel
Year of Construction	1988
Building Dimensions	11 485 sq.ft.
N/A	

Features

Plumbing	Copper, PEX, ABS
Condition of Roof	Good condition
Electrical Panels	Circuit breakers
Exterior Siding	Steel, Brick
Condition of Doors/Windows	Good condition

Electromechanical System

Lighting	Fluorescent, LED
Fire System	To be verified
Security System	To be verified
Existing Facilities	To be verified

Parking

Number of Parking Spaces	~20 spaces
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Area

Gross Area	11 485 sq.ft
Leasable Surface Area	11 485 sq.ft
Average Surface Area / Unit	1 150 sq.ft



FEATURES

Plumbing

Copper, PEX, ABS

Heating System

To be verified

Exterior Siding

Steel, Brick

Condition of Roof

Good condition

Hot Water System

To be verified

Environmental Report

N/A

Service Contract

To be verified

Electrical Panels

Circuit breakers

Condition of Doors/Windows

Good condition

REVENUE

	yearly	\$ / PI²
Commercial	\$220,680	\$19.21
Lockers		
Parking		
Total Revenues	\$220,680	\$19.21
Expenses recovery	yearly	\$ / PI²
General Recovery		
Tax Recovery		
Insurance Recovery		
Maintenance Recovery		
Total expenses recovery		
Total Gross Income	\$220,680	\$19.21
Vac. / Bad debt	\$11,034	\$0.96
EGR	\$209,646	\$18.25

EXPENSES

	Calc.	yearly	\$ / PI²
Administration			
Management Fees	Current	\$6,620	\$0.58
Municipal Taxes	Current	\$51,550	\$4.49
School Taxes	Current	\$1,345	\$0.12
Insurance	Current	\$8,109	\$0.71
Electricity	Estimated	\$17,000	\$1.48
Heating			
Snow Removal	Current	\$4,495	\$0.39
Elevator			
Lawn			
Structural Reserve	Current	\$3,310	\$0.29
Janitor	Estimated	\$6,620	\$0.58
Maintenance	Estimated	\$11,034	\$0.96
WiFi			
Heat Pump			
Total Expenses		\$110,084	\$9.58







