

2944 - 2954 TASCHEREAU GREENFIELD PARK

AREA : 25,000 SQ. FT.

PMML

FOR SALE



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Prothèses Auditives
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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

To be determined

PROPERTY DESCRIPTION

Commercial opportunity located on Taschereau Boulevard in Greenfield Park, near Charles-Lemoyne Hospital. Property of approximately 45,660 sq ft comprising a building of approximately 25,000 sq ft for medical/office use and mechanical space. The property offers excellent potential for optimization or redevelopment, in addition to 95 revenue-generating parking spaces. Full-height basement with potential for storage. High-potential area.

HIGHLIGHTS

- ✓ Office/retail building on a highly visible thoroughfare
- ✓ Small multi-tenant building
- ✓ Strong focus on medical and healthcare services

ASKING PRICE :

\$3,975,000

+ GST/PST

ADDITIONAL INFORMATION

Family-owned business. Potential for hiring. Estimated total payroll: reduced by 20% without causing revenue losses or operational issues.

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



2944 - 2954 Taschereau, Greenfield Park



BUILDING DESCRIPTION

General Information

Cadastral number	2 118 500
Land size	54 124 SQ. Ft.

Total Municipal Assessment

Total Municipal Assessment	2 190 600 \$
Municipal Land Assessment	1 484 700 \$
Municipal Building Assessment	705 900 \$

Construction

Clearance Height	9
Number of Storeys	2
Type of Building	Detached
Year of Construction	1950
Building Dimensions	To be verified

Garage completely renovated in the late 1970s
Office space built in the late 1970s
Gross parking revenue of \$299,600 may be included in the sale

Features

Plumbing	Copper / Pex
Condition of Roof	Renovated in 2018 / In good condition
Electrical Panels	Circuit Breakers / Fuses (30/40 Amp)
Exterior Siding	Steel columns and beams / Brick
Condition of Doors/Windows	Renovated and original

Electromechanical System

Lighting	Fluorescent / LED tube
Fire System	N/A
Security System	N/A
Existing Facilities	Medical offices / Massage therapy practice / Hearing aid sales

Building type

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Parking

Number of Parking Spaces	Approximately 80 spaces for #2944 / Approximately 15 spaces for #2954
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Area

Gross Area	12,000 square feet
Leasable Surface Area	25,000 square feet
Average Surface Area / Unit	1,091 square feet



FEATURES

Plumbing

Copper / Pex

Heating System

Roof-mounted heating/air conditioning + Central ventilation system

Exterior Siding

Steel columns and beams / Brick

Condition of Roof

Renovated in 2018 / In good condition

Hot Water System

Independent tanks

Environmental Report

No

Service Contract

In-house management

Electrical Panels

Circuit Breakers / Fuses (30/40 Amp)

Condition of Doors/Windows

Renovated and original

REVENUE

	yearly	\$ / PI²
Commercial	\$66,348	\$2.65
Lockers		
Parking	\$299,600	\$11.98
Total Revenues	\$365,948	\$14.64
Expenses recovery	yearly	\$ / PI²
General Recovery		
Tax Recovery		
Insurance Recovery		
Maintenance Recovery		
Total expenses recovery		
Total Gross Income	\$365,948	\$14.64
Vac. / Bad debt		
EGR	\$365,948	\$14.64

EXPENSES

	Calc.	yearly	\$ / PI²
Administration	Estimated	\$2,400	\$0.10
Management Fees	Real	\$10,978	\$0.44
Municipal Taxes	Current	\$58,071	\$2.32
School Taxes	Current	\$1,639	\$0.07
Insurance	Current	\$17,825	\$0.71
Electricity	Current	\$41,045	\$1.64
Heating			
Snow Removal			
Elevator			
Lawn			
Structural Reserve			
Janitor	Estimated	\$1,870	\$0.07
Maintenance	Estimated	\$5,500	\$0.22
WiFi			
Heat Pump			
Total Expenses		\$139,328	\$5.57



