

3245 BOULEVARD SAINT-JOSEPH EST ROSEMONT

AREA : 9,111 SQ. FT.

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Single Tenant

PROPERTY DESCRIPTION

Strategic building located at the corner of St-Joseph Boulevard East and St-Michel Boulevard, offering 17,000 sq.ft. of space (ground floor + basement), easily adaptable to office use. The site can be densified up to 4 storeys, maximizing its potential. Prime location with excellent visibility. Ideal for investors, developers or companies looking for a well-located site.

HIGHLIGHTS

- ✓ Take advantage of 23 parking spaces, an asset in this dynamic sector.
- ✓ Large community room
- ✓ Full kitchen

ASKING PRICE :

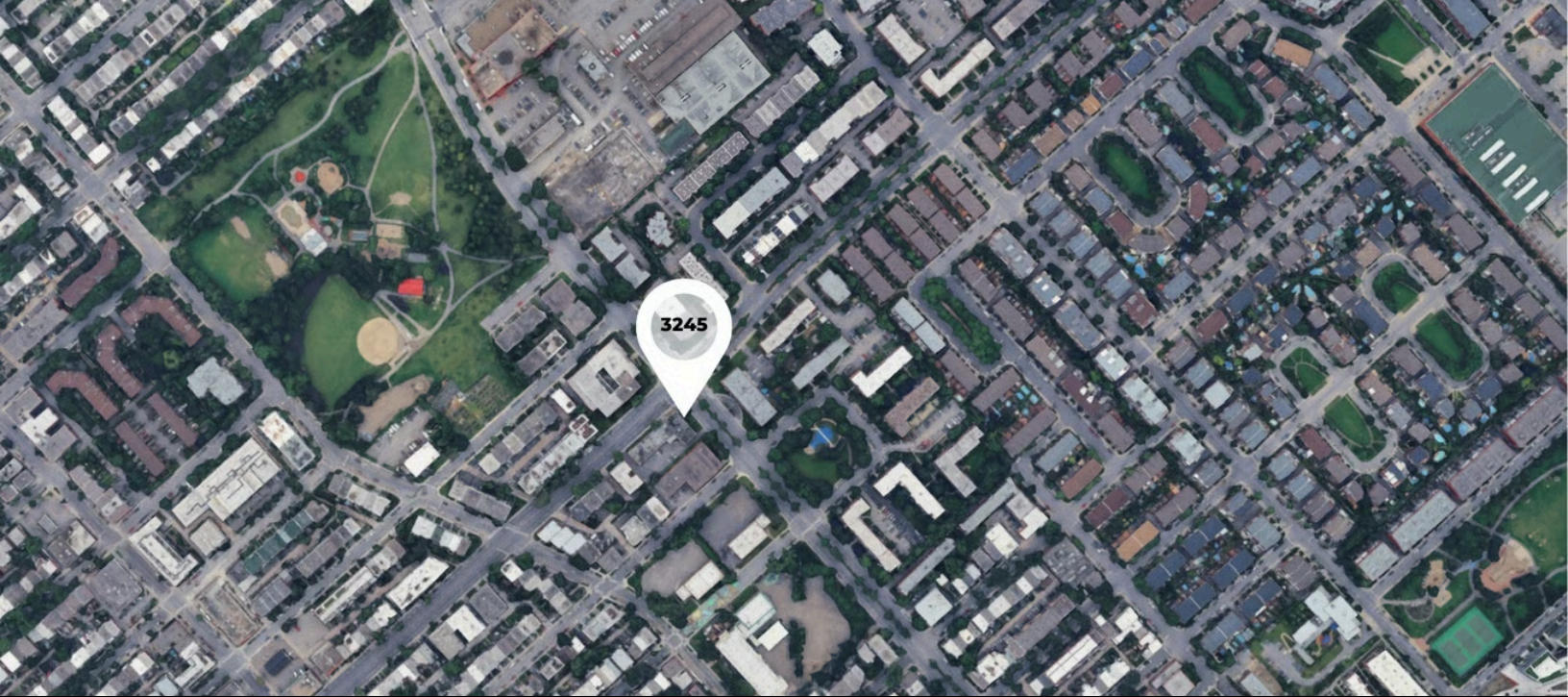
\$3,700,000

+ GST/PST

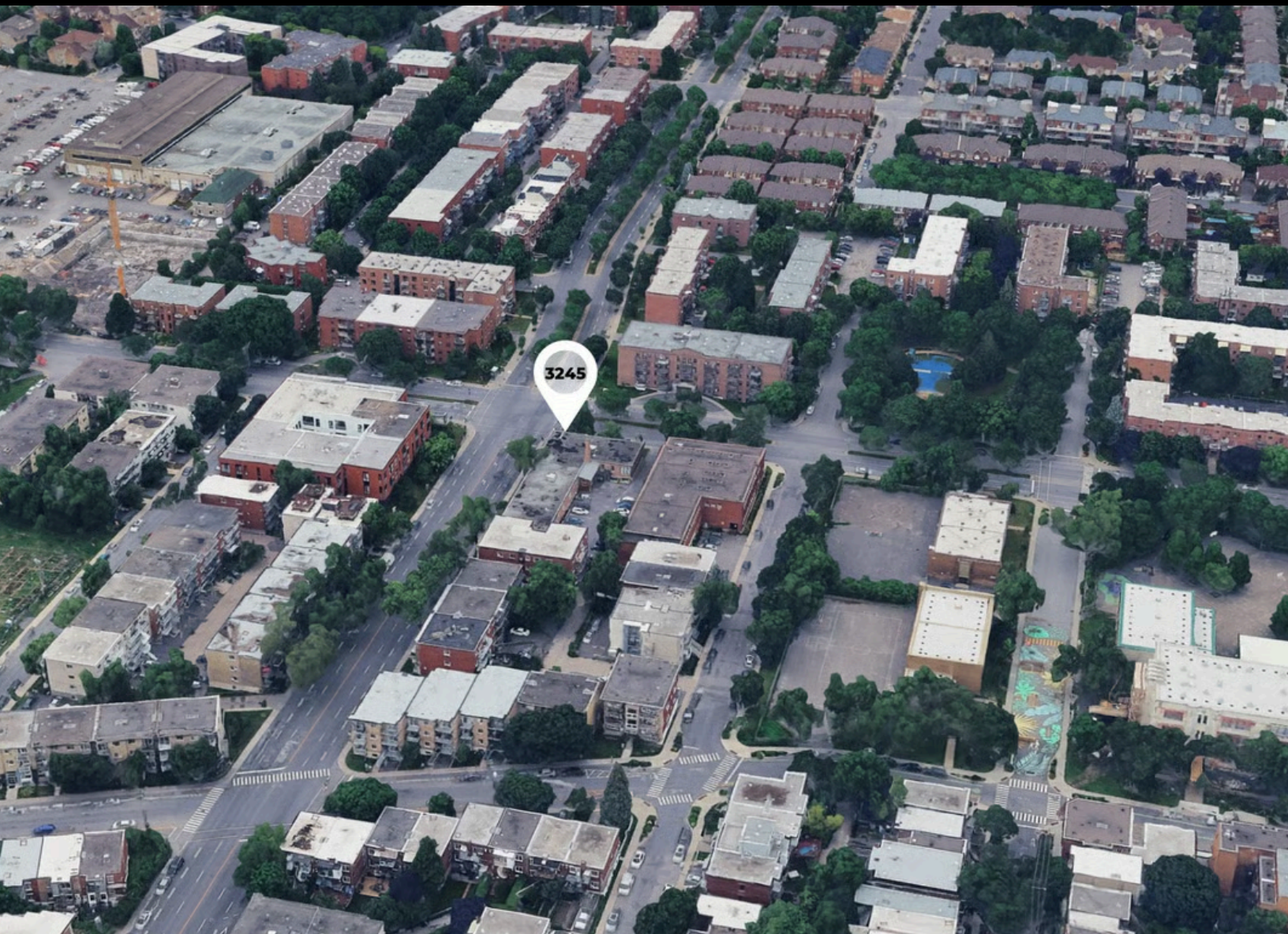
ADDITIONAL INFORMATION

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

Full-height basement 8 feet from 9,111 sq. ft.



3245 Boulevard Saint-Joseph Est, Rosemont



BUILDING DESCRIPTION

General Information

Cadastral number	1 589 278
Land size	20 371 SQ. Ft.

Total Municipal Assessment

Total Municipal Assessment	2 400 000 \$
Municipal Land Assessment	2 053 500 \$
Municipal Building Assessment	346 500 \$

Construction

Number of Storeys	1
Type of Building	Detached
Type of Construction	Brick and wood
Year of Construction	1960
Building Dimensions	42,5 X 166

Features

Plumbing	Copper, cast iron
Condition of Roof	Good condition Membrane
Electrical Panels	Breakers
Exterior Siding	Brick, Canoxel
Condition of Doors/Windows	Good condition Hinged, Thermos, Fixed, Aluminium

Electromechanical System

Fire System	N/A
Security System	N/A
Existing Facilities	Establishment place of worship

Parking

Number of Parking Spaces	23
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Area

Gross Area	17,000 sq. ft.
Leasable Surface Area	17,000 sq. ft.
Average Surface Area / Unit	17,000 sq. ft.



FEATURES

Plumbing

Copper, cast iron

Heating System

2 units | Natural gas/hot water

Exterior Siding

Brick, Canexel

Condition of Roof

Good condition | Membrane

Hot Water System

Electric

Environmental Report

N/A

Service Contract

N/A

Electrical Panels

Breakers

Condition of Doors/Windows

Good condition | Hinged, Thermos, Fixed, Aluminium

