

341 PRINCIPALE SAINT-AMABLE

AREA : 3,554 SQ. FT.

PMML

FOR SALE



Jérémy Martel

Team Laurent Paquin
et Mélissa Jacob
Real Estate Broker

📞 438-393-3959

✉ jeremy.martel@pmml.ca

PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Class C - Office

PROPERTY DESCRIPTION

Perfect commercial building for your service business or professional offices.

Located on Saint-Amable's main thoroughfare, just steps from downtown, this fully renovated 2-storey property offers 10 closed offices, a reception area, a spacious shared kitchen, 3 washrooms, kitchenette, storage space and 9 parking spaces. Prime location on an 11,550 sq ft lot. Immediate occupancy available!

HIGHLIGHTS

- ✓ Recent renovations on both floors
- ✓ 11,550 sq. ft. lot with 9 parking spaces
- ✓ 10 closed offices + shared kitchen
- ✓ Immediate occupancy available

ASKING PRICE :

\$519,000

+ GST/PST

ADDITIONAL INFORMATION

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

Certificate of location issued in 2022.

Immediate occupancy available.



341 Principale, Saint-Amable



BUILDING DESCRIPTION

General Information

Cadastral number	6 354 859
Land size	11 550 SQ. Ft.

Total Municipal Assessment

Total Municipal Assessment	567 000 \$
Municipal Land Assessment	243 400 \$
Municipal Building Assessment	323 600 \$

Construction

Number of Storeys	1
Type of Building	Detached
Type of Construction	Brick and wood
Year of Construction	1970
Building Dimensions	36.7' x 45.3' irr.
Basement 8' fully finished	

Features

Plumbing	Three washrooms
Condition of Roof	Asphalt shingles
Electrical Panels	Breaker
Exterior Siding	Aggregate, Vinyl
Condition of Doors/Windows	PVC

Electromechanical System

Fire System	Smoke detector
Security System	To be verified
Existing Facilities	Offices

Parking

Number of Parking Spaces	9 spaces
--------------------------	----------

Area

Gross Area	3554 sqft
Leasable Surface Area	3554 sqft
Average Surface Area / Unit	3554 sqft



FEATURES

Plumbing

Three washrooms

Heating System

Electric Baseboard

Exterior Siding

Aggregate, Vinyl

Condition of Roof

Asphalt shingles

Hot Water System

Waterheater tank

Environmental Report

Update required

Service Contract

To be verified

Electrical Panels

Breaker

Condition of Doors/Windows

PVC







