

43 SAINT-CHARLES OUEST LONGUEUIL

AREA : 17,554 SQ. FT.

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Semi-detached

BUILDING CATEGORY

Class A - Office

PROPERTY DESCRIPTION

This ancestral building, with approximately 17,554 square feet of floor space, offers great potential for an investor or an owner looking to settle in one of Longueuil's most beautiful neighborhoods.

The building features, on the first floor, a spacious area designed to accommodate a retail business or a professional office. The second and third floors, meanwhile, feature several functional and welcoming office spaces.

HIGHLIGHTS

- ✓ A beautiful ancestral building
- ✓ Located in one of the most attractive neighborhoods in the City of Longueuil
- ✓ Space available immediately for owner-occupier

ASKING PRICE :

\$2,970,000

+ GST/PST

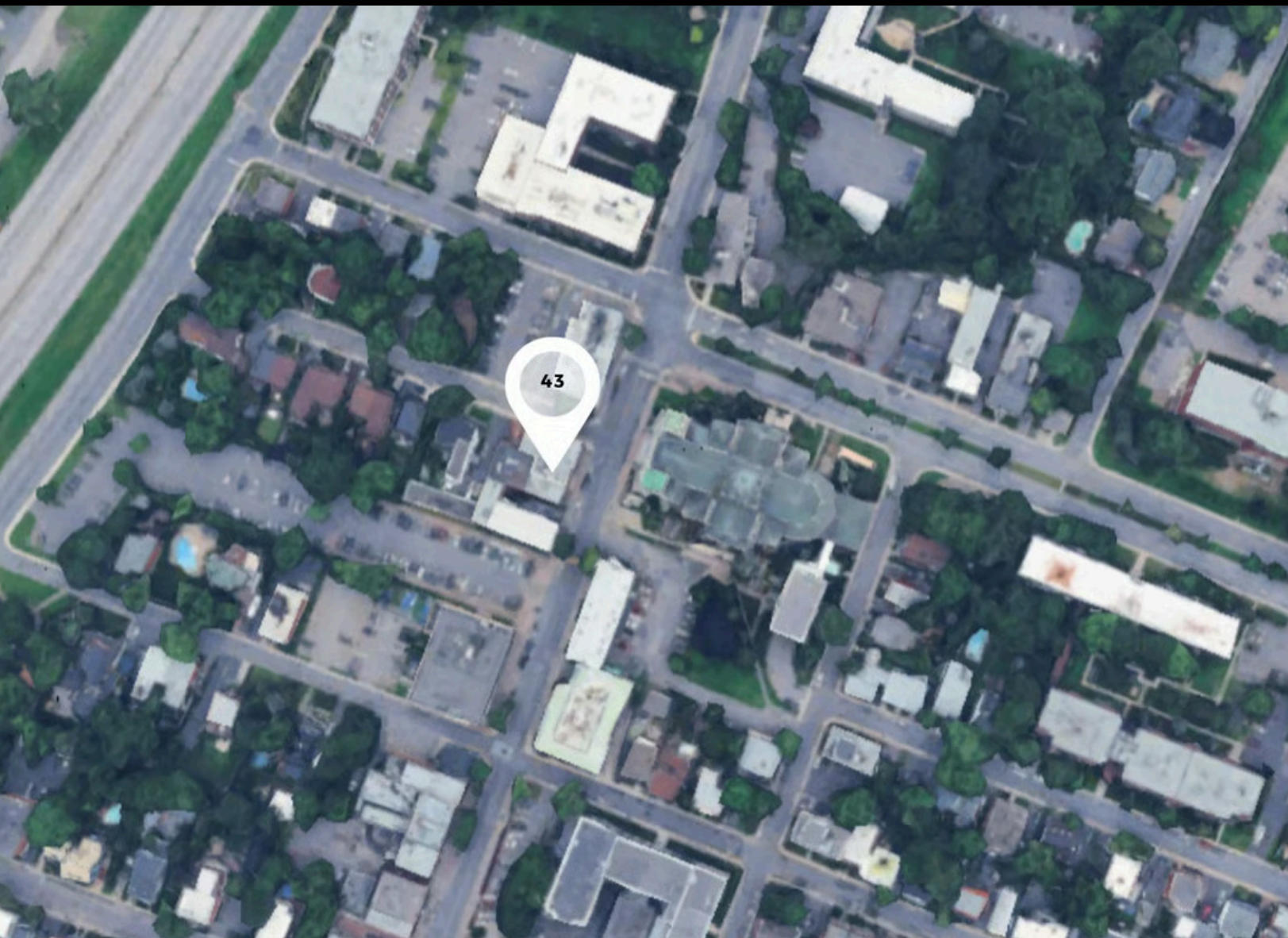
ADDITIONAL INFORMATION

The SELLER does not give any legal warranty of quality to the buyer, [...]. (see broker for complete clause)

The recovery amount is a potential amount



43 Saint-Charles Ouest, Longueuil



BUILDING DESCRIPTION

General Information

Cadastral number	2 007 600
Land size	6 639 SQ. Ft.

Total Municipal Assessment

Total Municipal Assessment	\$ 2 526 800
Municipal Land Assessment	\$ 283 100
Municipal Building Assessment	\$ 2 243 700

Construction

Number of Storeys	3
Type of Building	Semi-detached
Type of Construction	Brick and wood
Year of Construction	1867
Building Dimensions	70.6' x 88' irregular

Features

Plumbing	Copper, ABS and cast iron
Condition of Roof	Flat, asphalt, gravel and elastomeric membrane resurfaced in 2012
Electrical Panels	Circuit breakers
Exterior Siding	Brick
Condition of Doors/Windows	Renovated

Electromechanical System

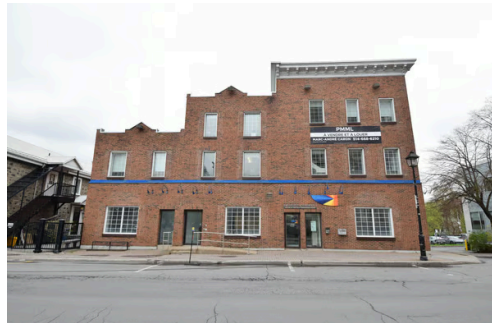
Lighting	To be verified
Fire System	Yes
Security System	Yes
Existing Facilities	Kitchen / Toilet

Parking

Number of Parking Spaces	2
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Area

Gross Area	13 586 sq.ft.
Leasable Surface Area	17 554 sq.ft.
Average Surface Area / Unit	5 000 sq.ft.



FEATURES

Plumbing

Copper, ABS and cast iron

Heating System

Electric baseboards

Exterior Siding

Brick

Condition of Roof

Flat, asphalt, gravel and elastomeric membrane resurfaced in 2012

Hot Water System

60 gal. centralized tank

Environmental Report

To be verified

Service Contract

Fire and Protection Services

Electrical Panels

Circuit breakers

Condition of Doors/Windows

Renovated

REVENUE

	yearly	\$ / PI²
Commercial	\$266,090	\$15.16
Lockers		
Parking		
POTENTIAL RECOVERY	\$32,099	\$1.83
CURRENT RECUP		
Total Revenues	\$298,189	\$16.99
Expenses recovery	yearly	\$ / PI²
General Recovery		
Tax Recovery		
Insurance Recovery		
Maintenance Recovery		
Total expenses recovery		
Total Gross Income	\$298,189	\$16.99
Vac. / Bad debt		
EGR	\$298,189	\$16.99

EXPENSES

	Calc.	yearly	\$ / PI²
Administration	selonFacteur	\$2,633	\$0.15
Management Fees	Real	\$8,946	\$0.51
Municipal Taxes	Current	\$68,101	\$3.88
School Taxes	Current	\$1,966	\$0.11
Insurance	Current	\$14,409	\$0.82
Electricity	Current	\$37,305	\$2.13
Heating			
Snow Removal	Current	\$1,670	\$0.10
Elevator			
Lawn			
Structural Reserve	Real	\$5,964	\$0.34
Janitor	Real	\$8,946	\$0.51
Maintenance	Real	\$11,928	\$0.68
WiFi			
Heat Pump			
Total Expenses		\$161,867	\$9.22

