

4935 - 4945 BEAUBIEN EST ROSEMONT

AREA : 10,910 SQ. FT.

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

To be determined

PROPERTY DESCRIPTION

High-quality building occupied by prime, well-established tenants benefiting from long-term leases. The property has undergone significant recent investments and offers robust construction as well as exceptional stability. Ideal opportunity for an investor seeking a secure and sustainable asset.

HIGHLIGHTS

- ✓ Located in the heart of Rosemont–La Petite–Patrie, on a recognized and highly frequented commercial artery.
- ✓ Sought-after neighbourhood
- ✓ Area animated by a diversity of shops, services, and institutions, promoting traffic and visibility.
- ✓ Benefits from the urban revitalization efforts of Beaubien East, strengthening medium and long-term potential.

ASKING PRICE :

\$3,090,000

+ GST/PST

ADDITIONAL INFORMATION

Renovations to ICM and the Dental Clinic (2022-2023)

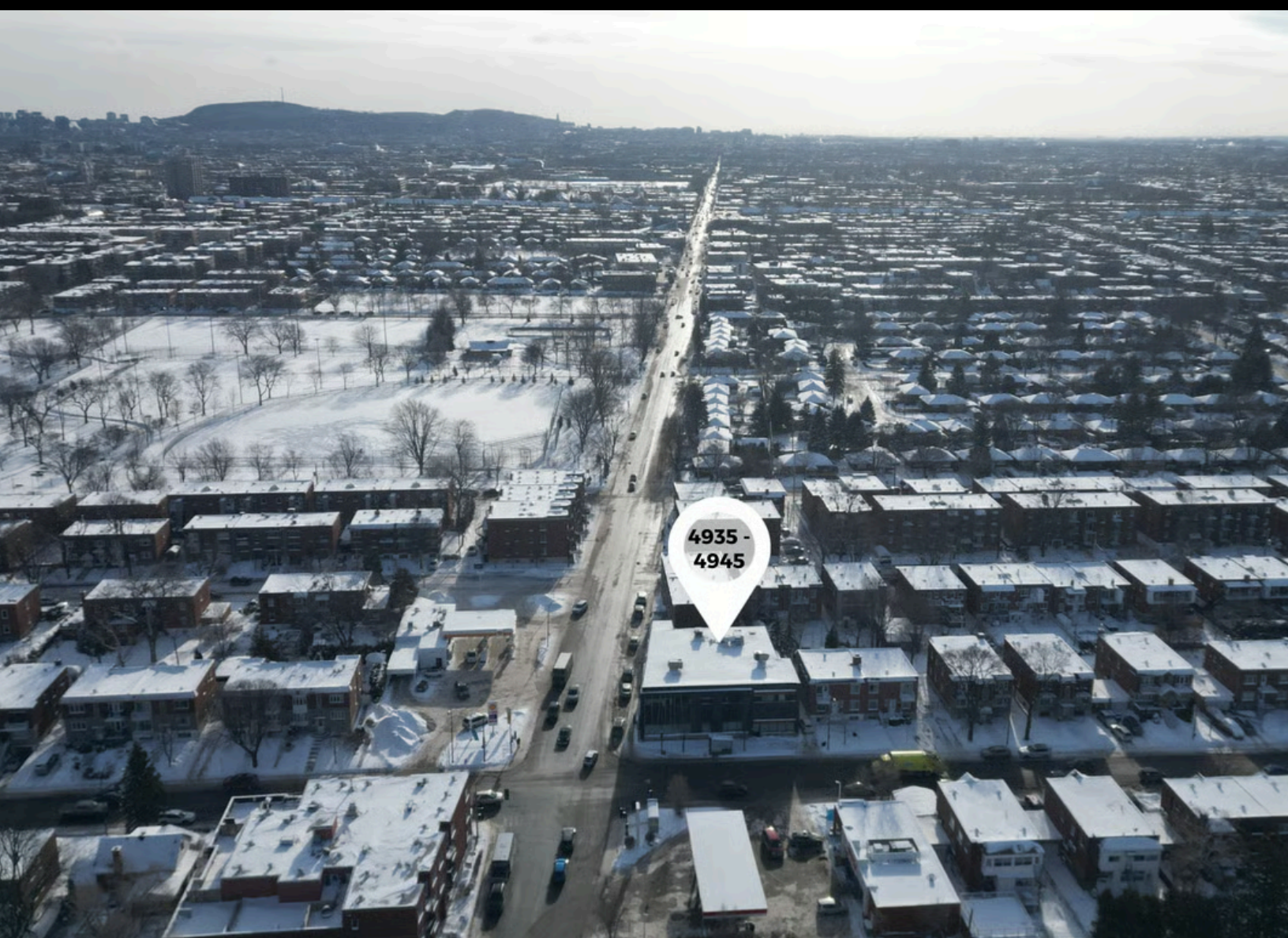
Montreal Heart Institute: March 7, 2033 plus options

Dental Clinic: July 31, 2032

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



4935 - 4945 Beaubien Est, Rosemont



BUILDING DESCRIPTION

General Information

Cadastral number	2 788 058
Land size	6 962 SQ. Ft.

Total Municipal Assessment

Total Municipal Assessment	2 471 800 \$
Municipal Land Assessment	711 500 \$
Municipal Building Assessment	1 760 300 \$

Construction

Number of Storeys	2
Type of Building	Detached
Type of Construction	Steel concrete
Year of Construction	1964
Building Dimensions	86' X 80'
Signs permitted	

Features

Plumbing	2021
Condition of Roof	Roof renovation (2022)
Electrical Panels	Circuit breakers
Condition of Doors/Windows	Replacement of all fenestration (2021)

Electromechanical System

Fire System	Fire detector (connected)
Security System	yes

Building type

Electricity: 600 V – 600 A, electric meter 4.

Parking

Number of Parking Spaces	5 spaces
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Area

Gross Area	8 667 sq. ft.
Leasable Surface Area	13 167 sq. ft.



FEATURES

Plumbing

2021

Heating System

Electric and HVAC with humidifiers

Environmental Report

Update to be done

Condition of Roof

Roof renovation (2022)

Hot Water System

Tank

Condition of Doors/Windows

Replacement of all fenestration (2021)

Service Contract

yes

Electrical Panels

Circuit breakers

REVENUE

	yearly	\$ / PI²
Commercial	\$199,031	\$18.24
Lockers		
Parking		
T.I	\$45,366	\$4.16
Total Revenues	\$244,397	\$22.40
Expenses recovery	yearly	\$ / PI²
General Recovery	\$198,592	\$18.20
Total expenses recovery	\$198,592	\$18.20
Total Gross Income	\$442,989	\$40.60
Vac. / Bad debt	\$3,992	\$0.37
EGR	\$438,997	\$40.24

EXPENSES

	Calc.	yearly	\$ / PI²
Administration			
Management Fees	Current	\$2,444	\$0.22
Municipal Taxes	Current	\$73,589	\$6.75
School Taxes	Current	\$2,061	\$0.19
Insurance	Current	\$5,823	\$0.53
Electricity	Current	\$33,315	\$3.05
Heating			
Snow Removal	Current	\$1,025	\$0.09
Elevator			
Lawn			
Structural Reserve	Real	\$8,780	\$0.80
Janitor			
Maintenance	Estimated	\$4,887	\$0.45
WiFi			
Heat Pump			
Ordures	Current	\$3,921	\$0.36
Systèmes HVAC	Current	\$1,791	\$0.16
Contrat De Service	Current	\$39,148	\$3.59
Total Expenses		\$176,784	\$16.20



