

6425 DES PINS BÉCANCOUR

AREA : 3,132 SQ. FT.

PMML

FOR SALE



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BUILDING TYPE

Detached

BUILDING CATEGORY

Multi Vocation

PROPERTY DESCRIPTION

This commercial building, formerly occupied by a cooperative, represents a business opportunity not to be missed. Versatile and well-designed, it is well-suited to a wide range of projects, whether commercial, light industrial, or community-based.

Upon entering, a welcoming lobby with a built-in desk immediately establishes a professional space ideal for reception and administrative tasks. The building features a spacious main area that is easily adaptable, complemented by several functional offices, some of which are equipped with a sink.

The building also includes two fully equipped locker rooms with showers, restrooms, and lockers, providing all the necessary facilities for the comfort and operational needs of staff.

HIGHLIGHTS

- ✓ Large multipurpose space — the core value is what attracts buyers
- ✓ Complete staff facilities—locker rooms, showers, lockers—rare and expensive to install
- ✓ Recent major renovations—electrical and plumbing redone in 2025—reassures buyers
- ✓ Two central heat pumps in excellent condition—energy savings, ready to operate

ASKING PRICE :

\$475,000

+ GST/PST

ADDITIONAL INFORMATION

The building is currently vacant.

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



6425 des Pins, Bécancour



BUILDING DESCRIPTION

General Information

Cadastral number	6 612 611
Land size	9 483 SQ. Ft.

Total Municipal Assessment

Total Municipal Assessment	552 300 \$
Municipal Land Assessment	44 100 \$
Municipal Building Assessment	508 200 \$

Construction

Clearance Height	To be verified
Number of Storeys	1
Type of Building	Detached
Type of Construction	Canixel and stucco
Year of Construction	2015
Building Dimensions	54,10 x 64,5 ft

Features

Plumbing	To be verified
Condition of Roof	To be verified
Electrical Panels	Complete Electrical Work done in 2025
Exterior Siding	Canixel and stucco
Condition of Doors/Windows	To be verified

Electromechanical System

Fire System	Smoke détector
Security System	To be confirmed
Existing Facilities	Two fully equipped locker rooms with showers, restrooms, and lockers,

Building type

The property is free of easements, with the exception of reciprocal easements established with Lot 6 612 610, covering the maintenance of existing pipes and fixtures, the power line, a minor tolerated encroachment, views, water drainage, and a common right of way. These easements were published at the land registry office of the Nicolet land district (Nicolet 2) under numbers 28 951 685 and 28 951 686. Note that major work was completed in 2025, including a complete overhaul of the electrical system and the replacement of the water supply line. The building is also equipped with two central heat pumps in excellent condition.

Parking

Number of Parking Spaces	To be verified
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Area

Gross Area	3 132 Sq Ft
Leasable Surface Area	N/A
Average Surface Area / Unit	N/A (0 residential units, 1 non-residential unit)



FEATURES

Plumbing

To be verified

Heating System

Two central heat pumps in excellent condition

Exterior Siding

Canexel and stucco

Condition of Roof

To be verified

Hot Water System

Electric tanks

Environmental Report

Update needed

Service Contract

To be verified

Electrical Panels

Complete Electrical Work done in 2025

Condition of Doors/Windows

To be verified





