

910 - 930 PROVOST LACHINE

AREA : 12,656 SQ. FT.

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Class B - Office

PROPERTY DESCRIPTION

Exceptional investment opportunity in the heart of Lachine. This well-maintained commercial building offers approximately 12,656 SF on a 10,007 SF corner lot with excellent visibility and on-site parking. Featuring multiple commercial spaces with stable income potential, it is ideally for investors and owner-users. Strategically located near major highways, public transit, and Montréal-Trudeau International Airport. A rare opportunity with outstanding long-term value and redevelopment potential

HIGHLIGHTS

- ✓ Commercial building of approximately 12,656 sq. ft.
- ✓ Lot size of 10,007 sq. ft.
- ✓ Corner location offering excellent visibility
- ✓ Multiple commercial units
- ✓ On-site parking
- ✓ Quick access to Highways 20 and 13
- ✓ Close to public transportation and Montreal-Trudeau Airport
- ✓ Excellent investment and appreciation potential

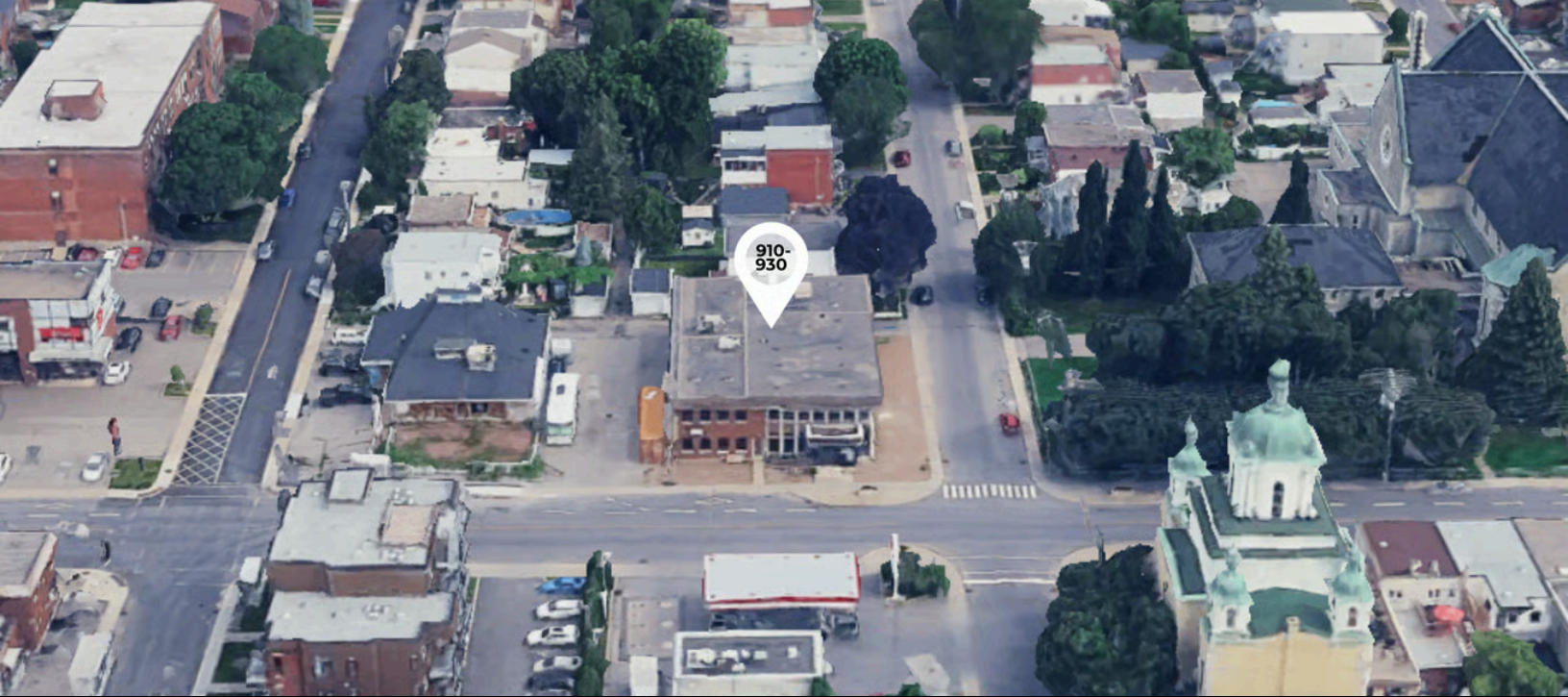
ASKING PRICE :

\$2,580,000

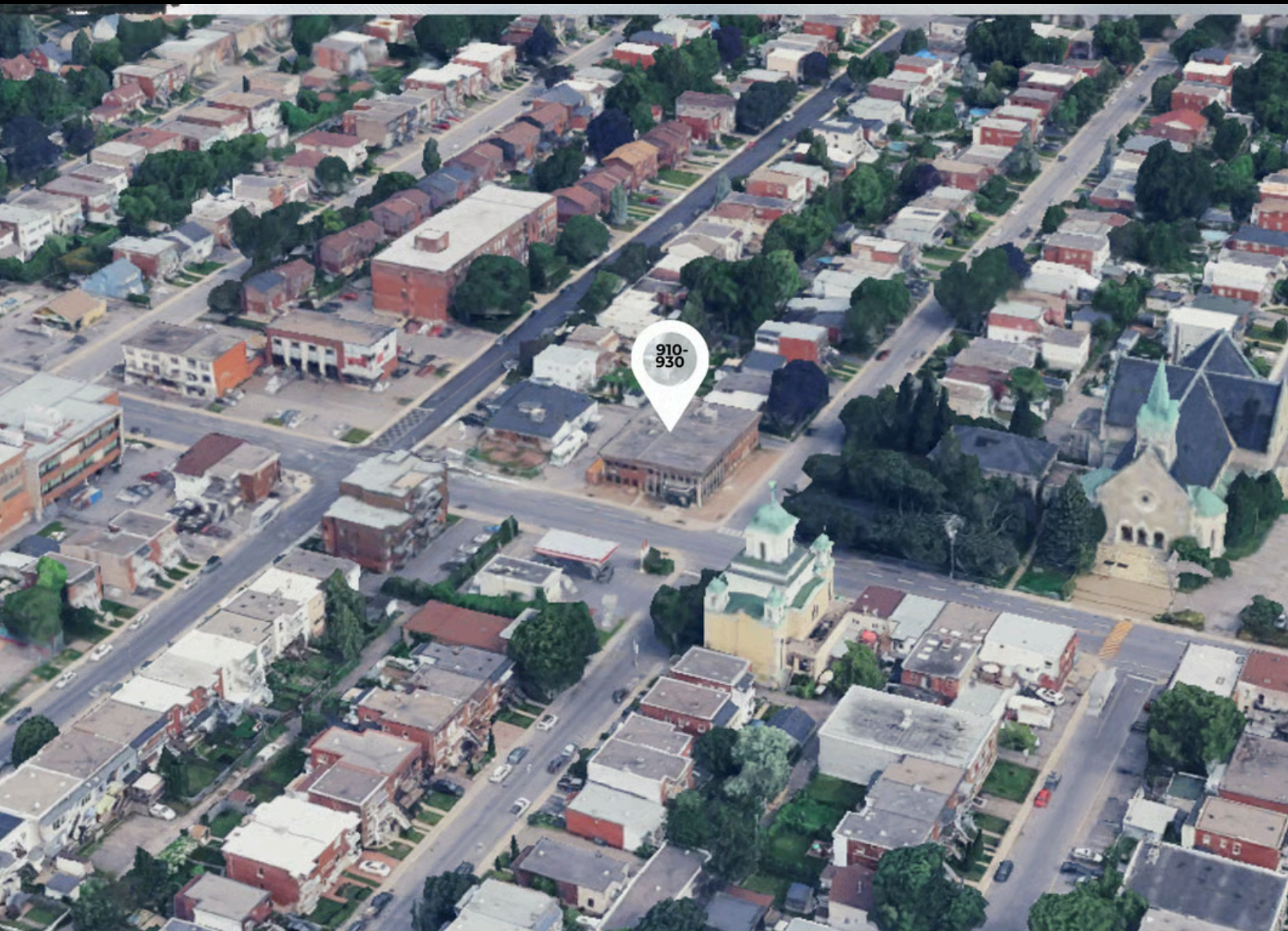
+ GST/PST

ADDITIONAL INFORMATION

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



910 - 930 Provost, Lachine



BUILDING DESCRIPTION

General Information

Cadastral number	2 134 035
Land size	10 007 SQ. Ft.

Total Municipal Assessment

Total Municipal Assessment	2,635,200 \$
Municipal Land Assessment	418,400 \$
Municipal Building Assessment	2,216,800\$

Construction

Clearance Height	To be verified
Number of Storeys	2
Type of Building	Detached
Type of Construction	Brick and wood
Year of Construction	1959
Building Dimensions	± 67 feet x ± 94 feet
Foundation: Poured concrete	

Features

Plumbing	ABS and galvanized
Condition of Roof	Flat, asphalt and gravel
Electrical Panels	1 x 600A / 600V with circuit breakers
Exterior Siding	Brick
Condition of Doors/Windows	Aluminum

Electromechanical System

Lighting	LED / halogen
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Parking

Number of Parking Spaces	20 spaces
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Area

Gross Area	12,656 sq. ft.
Leasable Surface Area	To be verified
Average Surface Area / Unit	3,164 sq. ft.



FEATURES

Plumbing

ABS and galvanized

Heating System

Central with rooftop units

Exterior Siding

Brick

Condition of Roof

Flat, asphalt and gravel

Hot Water System

Electric

Environmental Report

Yes

Service Contract

To be verified

Electrical Panels

1 x 600A / 600V with circuit breakers

Condition of Doors/Windows

Aluminum

REVENUE

	yearly	\$ / PI²
Commercial	\$148,008	\$11.69
Lockers		
Parking		
Total Revenues	\$148,008	\$11.69
Expenses recovery	yearly	\$ / PI²
General Recovery	\$81,073	\$6.41
Total expenses recovery	\$81,073	\$6.41
Total Gross Income	\$229,081	\$18.10
Vac. / Bad debt		
EGR	\$229,081	\$18.10

EXPENSES

	Calc.	yearly	\$ / PI²
Administration	selonFacteur	\$1,898	\$0.15
Management Fees	Real	\$6,872	\$0.54
Municipal Taxes	Current	\$66,486	\$5.25
School Taxes	Current	\$2,219	\$0.18
Insurance	Current	\$7,270	\$0.57
Electricity			
Heating			
Snow Removal			
Elevator			
Lawn			
Structural Reserve	Real	\$4,582	\$0.36
Janitor	Real	\$6,872	\$0.54
Maintenance	Real	\$9,163	\$0.72
WiFi			
Heat Pump			
Frais Divers			
Total Expenses		\$105,363	\$8.33

