

126 ST-RAYMOND HULL

AREA : 1,266 SQ. FT.

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Multi-Tenant Property

PROPERTY DESCRIPTION

WOW!!! Price below municipal assessment! Take advantage of this superb commercial space to welcome your business's clients. PRIME LOCATION. Enjoy the opportunity to have signage on the busiest boulevard in Gatineau! Whether you are a service business, retail store, office, nonprofit organization, or healthcare provider, this building meets all your needs! Incredible charm. Great potential for use of the basement, with the possibility of setting up a garage in the rear parking area. You won't find a better-priced building in such a prime location on the market!

HIGHLIGHTS

- ✓ Very competitive price on the market!
- ✓ Incredible visibility for your business.
- ✓ Large parking area for your customers.

ASKING PRICE :

\$450,000

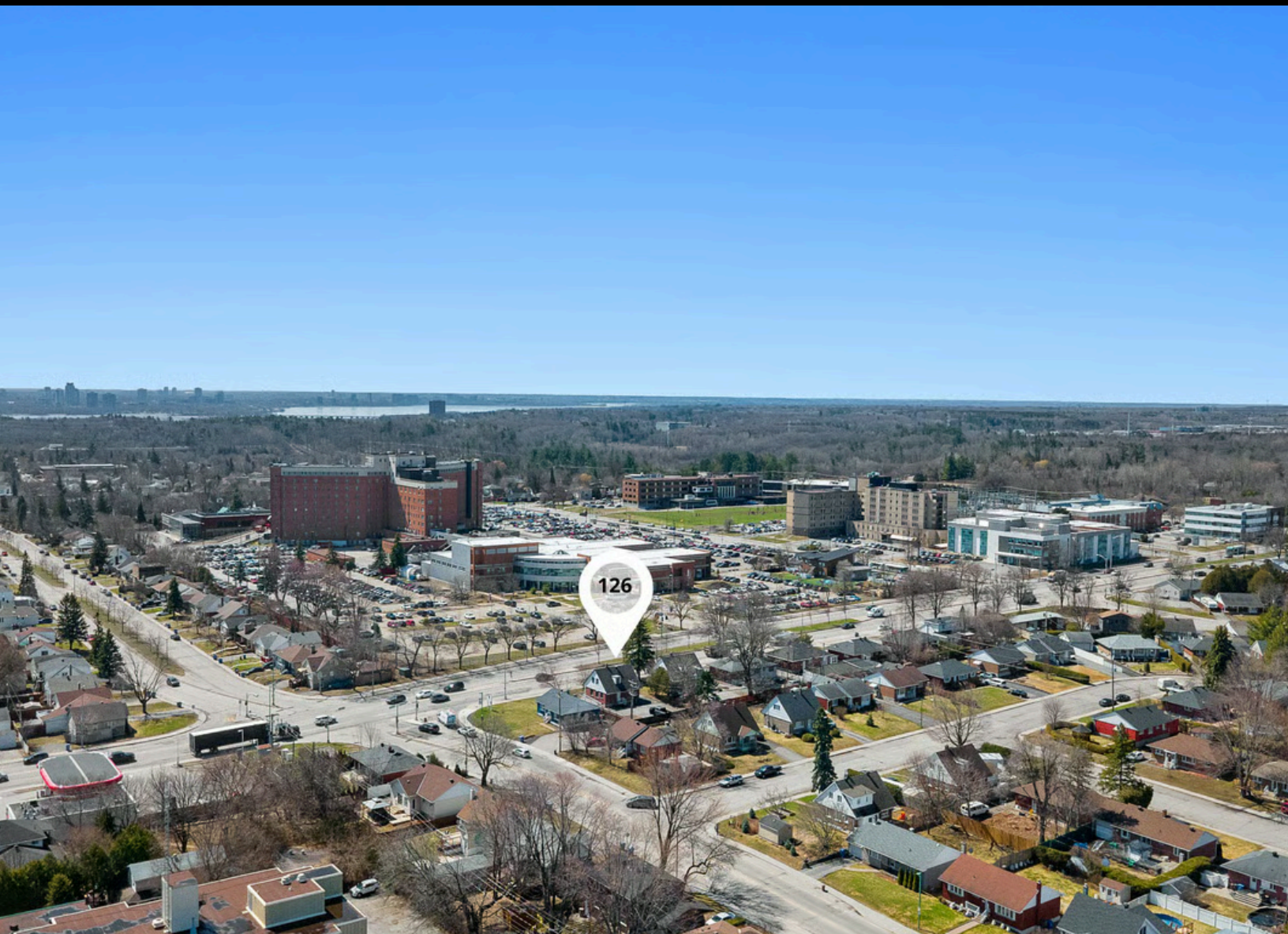
+ GST/PST

ADDITIONAL INFORMATION

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



126 St-Raymond, Hull



BUILDING DESCRIPTION

General Information

Cadastral number	1 342 965
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Total Municipal Assessment

Cadastre	1 342 965
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Total Municipal Assessment	504 100 \$
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Municipal Land Assessment	248 000 \$
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Municipal Building Assessment	256 100 \$
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Construction

Number of Storeys	2
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Type of Building	Detached
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Type of Construction	Brick and concrete
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Year of Construction	1957
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Building Dimensions	25.1 x 30.1 ft (irregular)
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Electromechanical System

Lighting	LED
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Fire System	To be verified
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Security System	To be verified
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Existing Facilities	Professional service
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Parking

Type of Parking	Outdoor
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Number of Parking Spaces	8 spaces
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Area

Gross Area	1,266 sq. ft.
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Leasable Surface Area	1,200 sq. ft.
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Land Surface Area	6 000 sq. ft.
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Building Area	1,266 sq. ft.
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Average Surface Area / Unit	1,266 sq. ft.
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FEATURES

Plumbing

To be verified

Heating System

Forced air (natural gas) and electric baseboards

Exterior Siding

Aluminum, Brick

Condition of Roof

To be verified | Asphalt shingles

Hot Water System

Central tank

Environmental Report

Update required

Service Contract

N/A

Electrical Panels

Circuit breakers

Condition of Doors/Windows

To be verified | Guillotine, sliding

REVENUE

	yearly	\$ / PI²
Commercial	\$36,000	\$28.44
Lockers		
Parking		
Total Revenues	\$36,000	\$28.44
Expenses recovery	yearly	\$ / PI²
Total expenses recovery		
Total Gross Income	\$36,000	\$28.44
Vac. / Bad debt		
EGR	\$36,000	\$28.44

EXPENSES

	Calc.	yearly	\$ / PI²
Administration			
Management Fees			
Municipal Taxes	Current	\$16,136	\$12.75
School Taxes	Current	\$343	\$0.27
Insurance	Current	\$3,147	\$2.49
Electricity	Current	\$143	\$0.11
Heating			
Snow Removal			
Elevator			
Lawn			
Structural Reserve			
Janitor			
Maintenance			
WiFi			
Heat Pump			
Total Expenses		\$19,769	\$15.62

