

# 13 DES NOYERS SAINT-PAUL-DE-L'ÎLE-AUX-NOIX

AREA : 7,188 SQ. FT.

# PMML

FOR SALE



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## BUILDING TYPE

Detach

## BUILDING CATEGORY

Single Tenant

## PROPERTY DESCRIPTION

Commercial building with daycare center as tenant, located on a set of three separate lots: the common lot (5,986,363), the lot to be built on (5,986,364), and the main building housing the daycare center (5,986,365), built in 2018. The building offers a total area of approximately 7,188 square feet.

## HIGHLIGHTS

- ✓ Possibility of building 15 adjoining apartments
- ✓ Operations can be included
- ✓ Residential area under development
- ✓ Construction plans available upon request.

ASKING PRICE :

**\$1,900,000**

+ GST/PST

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## ADDITIONAL INFORMATION

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

Lease type: Unfurnished

Lease expiry: Long-term lease

200A and 400A 240 Volt



## 13 des Noyers, Saint-Paul-de-l'Île-aux-Noix

### Main attractions of the sector

- Direct access to Main Street (223)
- Several adjacent parks and sports fields
- Peaceful and well-established residential/agricultural neighborhood
- Nearby fire station



# BUILDING DESCRIPTION

## General Information

|                  |           |
|------------------|-----------|
| Cadastral number | 5 986 365 |
|------------------|-----------|

## Total Municipal Assessment

|          |           |
|----------|-----------|
| Cadastre | 5 986 365 |
|----------|-----------|

|                            |             |
|----------------------------|-------------|
| Total Municipal Assessment | \$1,506,800 |
|----------------------------|-------------|

|                           |           |
|---------------------------|-----------|
| Municipal Land Assessment | \$182,800 |
|---------------------------|-----------|

|                               |             |
|-------------------------------|-------------|
| Municipal Building Assessment | \$1,324,000 |
|-------------------------------|-------------|

## Construction

|                   |   |
|-------------------|---|
| Number of Storeys | 2 |
|-------------------|---|

|                  |        |
|------------------|--------|
| Type of Building | Detach |
|------------------|--------|

|                      |                   |
|----------------------|-------------------|
| Type of Construction | Structure de wood |
|----------------------|-------------------|

|                      |      |
|----------------------|------|
| Year of Construction | 2018 |
|----------------------|------|

|                     |                |
|---------------------|----------------|
| Building Dimensions | To be verified |
|---------------------|----------------|

## Features

|          |     |
|----------|-----|
| Plumbing | Pex |
|----------|-----|

|                   |      |
|-------------------|------|
| Condition of Roof | 2017 |
|-------------------|------|

|                   |                  |
|-------------------|------------------|
| Electrical Panels | Circuit Breakers |
|-------------------|------------------|

|                 |      |
|-----------------|------|
| Exterior Siding | Wood |
|-----------------|------|

|                            |      |
|----------------------------|------|
| Condition of Doors/Windows | 2017 |
|----------------------------|------|

## Electromechanical System

|          |     |
|----------|-----|
| Lighting | DEL |
|----------|-----|

|             |                |
|-------------|----------------|
| Fire System | Smoke detector |
|-------------|----------------|

|                 |                 |
|-----------------|-----------------|
| Security System | Caméras reliées |
|-----------------|-----------------|

|                     |         |
|---------------------|---------|
| Existing Facilities | Daycare |
|---------------------|---------|

## Parking

|                 |          |
|-----------------|----------|
| Type of Parking | Exterior |
|-----------------|----------|

|                          |                     |
|--------------------------|---------------------|
| Number of Parking Spaces | 25 spaces (approx.) |
|--------------------------|---------------------|

## Area

|            |             |
|------------|-------------|
| Gross Area | 7,188 sq ft |
|------------|-------------|

|                       |             |
|-----------------------|-------------|
| Leasable Surface Area | 7,188 sq ft |
|-----------------------|-------------|

|                   |             |
|-------------------|-------------|
| Land Surface Area | 4,183 sq ft |
|-------------------|-------------|

|               |             |
|---------------|-------------|
| Building Area | 7,188 sq ft |
|---------------|-------------|

|                             |             |
|-----------------------------|-------------|
| Average Surface Area / Unit | 7,188 sq ft |
|-----------------------------|-------------|



## FEATURES

### Plumbing

Pex

### Heating System

Electric Échangeur d'air

### Exterior Siding

Wood

### Condition of Roof

2017

### Hot Water System

Electric

### Environmental Report

To be verified

### Service Contract

None

### Electrical Panels

Circuit Breakers

### Condition of Doors/Windows

2017

## REVENUE

|                                | yearly          | \$ / PI <sup>2</sup>       |
|--------------------------------|-----------------|----------------------------|
| Commercial                     | \$78,180        | \$10.88                    |
| Lockers                        |                 |                            |
| Parking                        |                 |                            |
| <b>Total Revenues</b>          | <b>\$78,180</b> | <b>\$10.88</b>             |
| <b>Expenses recovery</b>       | <b>yearly</b>   | <b>\$ / PI<sup>2</sup></b> |
| General Recovery               |                 |                            |
| Tax Recovery                   |                 |                            |
| Insurance Recovery             |                 |                            |
| Maintenance Recovery           |                 |                            |
| <b>Total expenses recovery</b> |                 |                            |
| <b>Total Gross Income</b>      | <b>\$78,180</b> | <b>\$10.88</b>             |
| Vac. / Bad debt                |                 |                            |
| <b>EGR</b>                     | <b>\$78,180</b> | <b>\$10.88</b>             |

## EXPENSES

|                       | Calc.     | yearly          | \$ / PI <sup>2</sup> |
|-----------------------|-----------|-----------------|----------------------|
| Administration        |           |                 |                      |
| Management Fees       | Current   | \$2,345         | \$0.33               |
| Municipal Taxes       |           |                 |                      |
| School Taxes          |           |                 |                      |
| Insurance             | Current   | \$5,584         | \$0.78               |
| Electricity           | Current   | \$10,126        | \$1.41               |
| Heating               |           |                 |                      |
| Snow Removal          | Current   | \$2,700         | \$0.38               |
| Elevator              |           |                 |                      |
| Lawn                  |           |                 |                      |
| Structural Reserve    | Current   | \$1,173         | \$0.16               |
| Janitor               | Estimated | \$2,345         | \$0.33               |
| Maintenance           | Estimated | \$3,909         | \$0.54               |
| WiFi                  |           |                 |                      |
| Heat Pump             |           |                 |                      |
| <b>Total Expenses</b> |           | <b>\$28,183</b> | <b>\$3.92</b>        |



