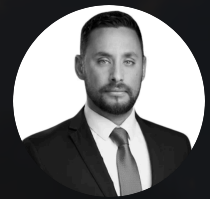


160 COMMERCIALE MANIWAKI

AREA : 12,070 SQ. FT.

PMML

FOR SALE



Elias Toth

VP

Real Estate Broker | Real
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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Single Tenant

PROPERTY DESCRIPTION

Impressive 12,000 sq. ft. commercial building with a robust steel and concrete block structure, ensuring durability and strength. Currently occupied by a Rossy retail store, providing stable tenancy. With a walk-out loading area at the rear, facilitating deliveries. Clear heights of 12 feet on the ground floor and 10 feet in the basement.

HIGHLIGHTS

- ✓ Profitable from day one with a stable tenant since 1987.
- ✓ Potential for owner-occupancy depending on the current lease.
- ✓ Well-renovated with a new roof (2019) and refurbished façade (2008).
- ✓ Strategic location in the heart of downtown Maniwaki.

ASKING PRICE :

\$799,900

+ GST/PST

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

New roof (2019) and renovated facade (2008).

ADDITIONAL INFORMATION

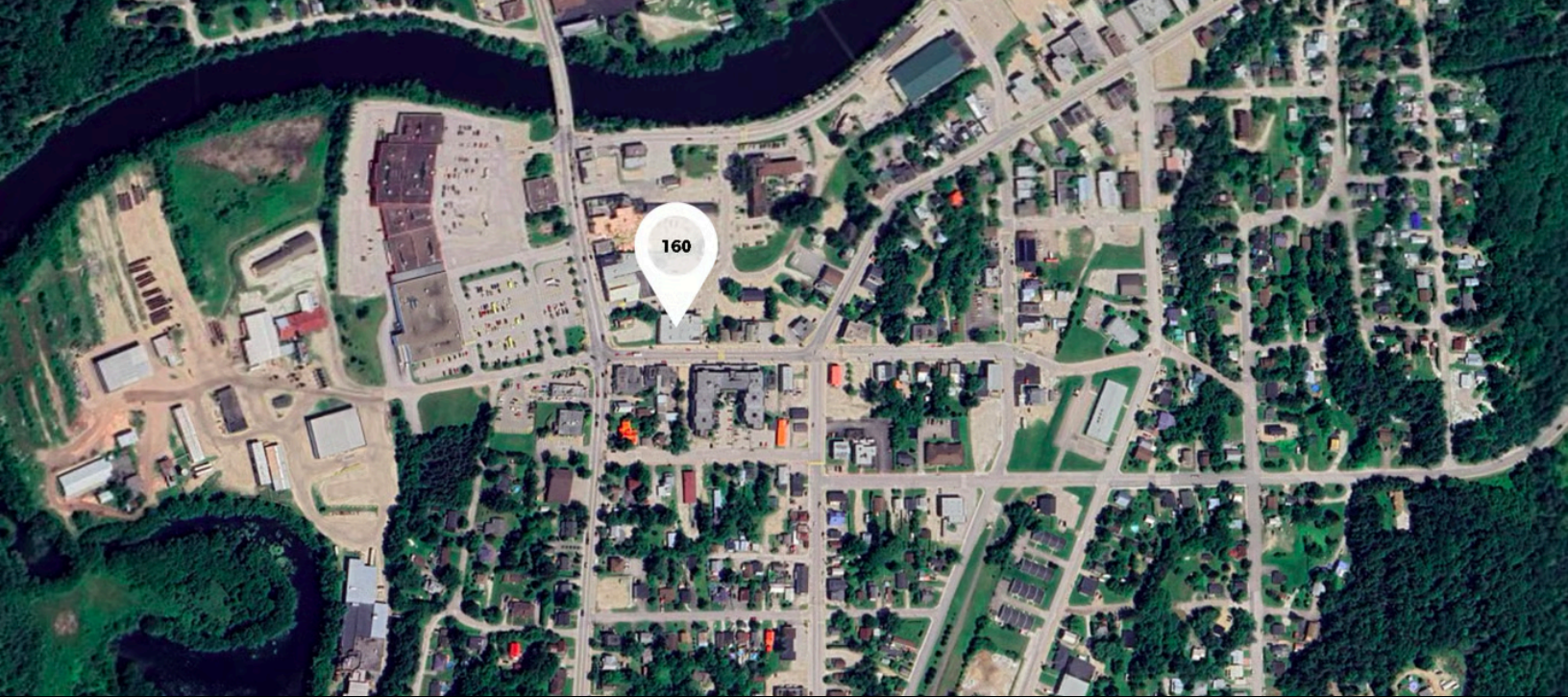
Guaranteed income from the moment of purchase.

Easy delivery access with a loading area at the back of the building.

Includes two bathrooms and a loading area.

Leases expire in 2029 with renewal options.

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



160 Commerciale, Maniwaki

Main attractions of the sector

- Located on a major commercial artery running through Maniwaki, ensuring high visibility.
- Immediately close to Highways 105 and 107.
- Dynamic area with strong commercial traffic and an established customer base.



BUILDING DESCRIPTION

General Information

Cadastral number	2 983 989
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Total Municipal Assessment

Cadastre	2 983 989
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Total Municipal Assessment	\$ 754 000
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Municipal Land Assessment	\$ 66 200
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Municipal Building Assessment	\$ 587
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Construction

Number of Storeys	1
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Type of Building	Detached
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Type of Construction	Brick and wood
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Year of Construction	1965
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Features

Plumbing	Copper, ABS
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Condition of Roof	2019
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Electrical Panels	To be verified
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Exterior Siding	Brique, Canexcel, steel
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Condition of Doors/Windows	Aluminum (Good condition / in working order)
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Electromechanical System

Lighting	Fluorescents
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Fire System	Sprinklers
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Security System	To be verified
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Existing Facilities	Rossi Store
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Parking

Type of Parking	Exterior
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Number of Parking Spaces	To be verified
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Area

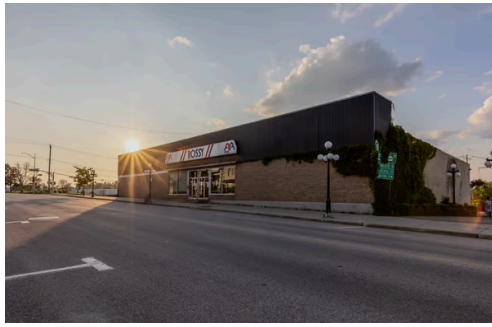
Gross Area	12 070 ft.sq.
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Leasable Surface Area	12 070 ft.sq.
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Land Surface Area	16 968 ft.sq.
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Building Area	12 070 ft.sq.
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Average Surface Area / Unit	12 070 ft.sq.
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FEATURES

Plumbing

Copper, ABS

Heating System

Electrical Furnace & electrical baseboards

Exterior Siding

Brique, Canexcel, steel

Condition of Roof

2019

Hot Water System

To be verified

Environmental Report

To be verified

Service Contract

N/A

Electrical Panels

To be verified

Condition of Doors/Windows

Aluminum (Good condition / in working order)

REVENUE

	yearly	\$ / PI²
Commercial	\$146,004	\$12.10
Lockers		
Parking		
Total Revenues	\$146,004	\$12.10
Expenses recovery	yearly	\$ / PI²
Total expenses recovery		
Total Gross Income	\$146,004	\$12.10
Vac. / Bad debt		
EGR	\$146,004	\$12.10

EXPENSES

	Calc.	yearly	\$ / PI²
Administration			
Management Fees			
Municipal Taxes	Current	\$16,885	\$1.40
School Taxes	Current	\$594	\$0.05
Insurance	Current	\$10,144	\$0.84
Electricity	Current	\$45,677	\$3.78
Heating			
Snow Removal			
Elevator			
Lawn			
Structural Reserve			
Janitor			
Maintenance	Current	\$4,356	\$0.36
WiFi			
Heat Pump			
Total Expenses		\$77,656	\$6.43



