

191 SAINTE-ROSE SAINTE-ROSE

AREA : 19,200 SQ. FT.

PMML

FOR SALE



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BUILDING TYPE

Isolated

BUILDING CATEGORY

Multi-Tenant Property

PROPERTY DESCRIPTION

Rare opportunity in the heart of Old Sainte-Rose, Laval. Commercial building of approximately 18,000 sq ft on 2 floors (offices, retail, and storage), situated on a 21,340 sq ft lot. Strategic location offering visibility, accessibility, and proximity to services. Current gross annual income of \$329,946 with potential of \$337,086 per year. Diversified income stream. Ideal for investors or owner-occupiers. Large rear lot allowing for the addition of parking. Strong potential for optimization and appreciation. Possibility of building expansion and adding space on 2 floors, subject to municipal approvals.

HIGHLIGHTS

- ✓ Mixed-use commercial building with strong development potential
- ✓ Diversified income streams
- ✓ Land suitable for parking expansion
- ✓ Potential for increasing leasable area
- ✓ Possibility of adding 2 floors (subject to confirmation)
- ✓ Optimized rental income and value creation
- ✓ Flexible for investors or owner-occupiers
- ✓ Sought-after area promoting asset growth

ASKING PRICE :

\$3,799,900

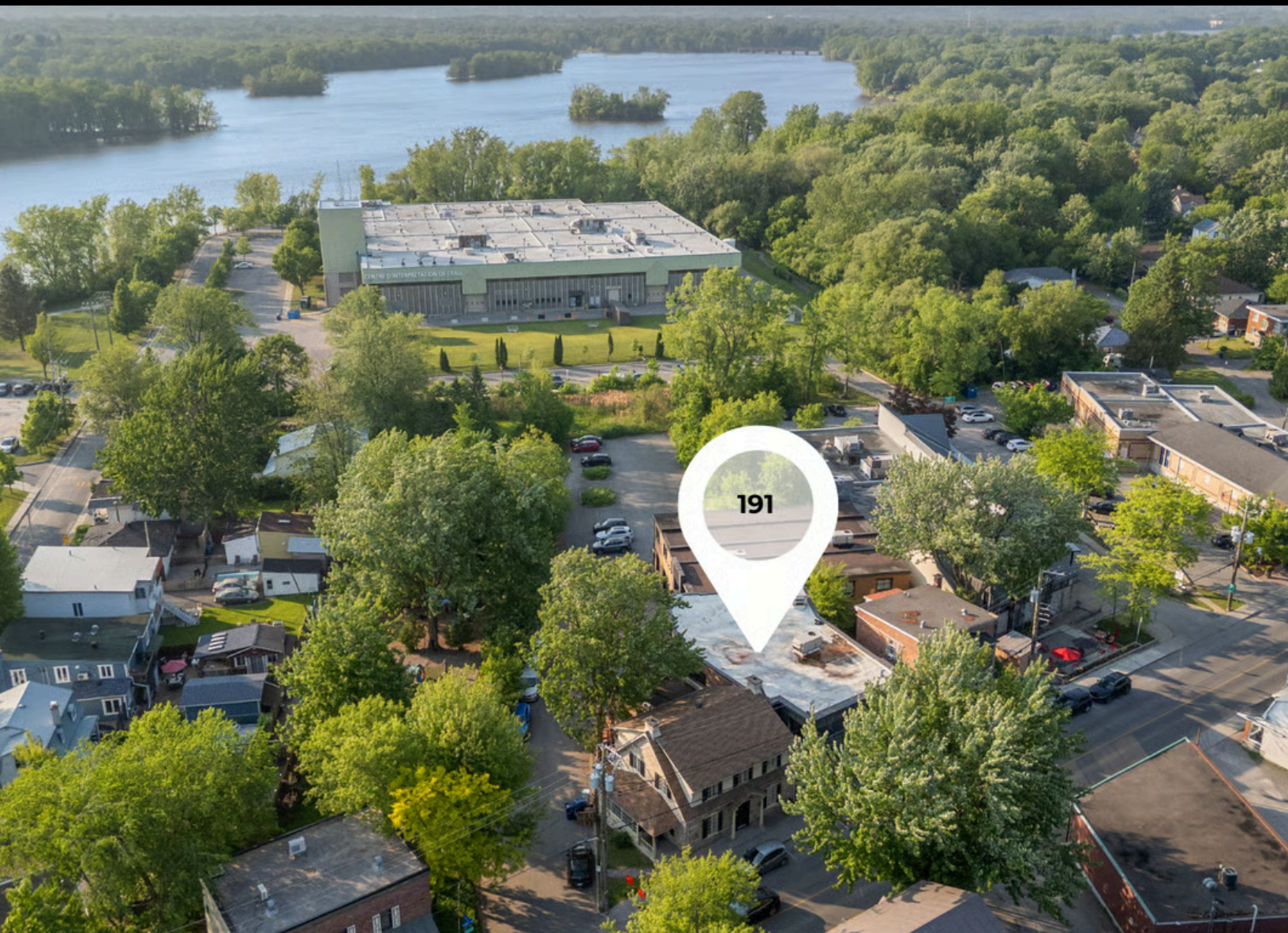
+ GST/PST

ADDITIONAL INFORMATION

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



191 Sainte-Rose, Sainte-Rose



BUILDING DESCRIPTION

General Information

Cadastral number 3271127

Total Municipal Assessment

Total Municipal Assessment 1790600

Municipal Land Assessment 283100

Municipal Building Assessment 1507600

Construction

Clearance Height 8 to 10 feet

Number of Storeys 2

Type of Building Isolated

Type of Construction Wood and brick

Year of Construction 1960

Building Dimensions See location certificate

Features

Plumbing PEX/ABS/Copper

Condition of Roof In good condition

Electrical Panels To be confirmed

Exterior Siding Acrylic, Brick and Concrete Block

Condition of Doors/Windows Aluminium, PVC

Electromechanical System

Fire System

Alarm system,
emergency exit,
portable fire
extinguishers.

Building type

Ground footprint of approximately 36% =
significant development potential

Parking

Number of Parking Spaces 38

Area

Gross Area 18504

Leasable Surface Area 18504

Land Surface Area 21703

Building Area 7763



FEATURES

Plumbing

PEX/ABS/Copper

Heating System

Electric baseboard heaters, air heater, central heating system

Exterior Siding

Acrylic, Brick and Concrete Block

Condition of Roof

In good condition

Hot Water System

Independent reservoirs

Environmental Report

To be confirmed

Service Contract

To be confirmed

Electrical Panels

To be confirmed

Condition of Doors/Windows

Aluminium, PVC

REVENUE

	yearly	\$ / PI²
Commercial	\$329,940	\$17.18
Lockers		
Parking		
Total Revenues	\$329,940	\$17.18
Expenses recovery	yearly	\$ / PI²
Total expenses recovery		
Total Gross Income	\$329,940	\$17.18
Vac. / Bad debt		
EGR	\$329,940	\$17.18

EXPENSES

	Calc.	yearly	\$ / PI²
Administration			
Management Fees			
Municipal Taxes	Current	\$50,995	\$2.66
School Taxes	Current	\$1,613	\$0.08
Insurance	Estimated	\$7,002	\$0.36
Electricity	Estimated	\$13,045	\$0.68
Heating			
Snow Removal	Estimated	\$3,600	\$0.19
Elevator			
Lawn			
Structural Reserve			
Janitor			
Maintenance			
WiFi			
Heat Pump			
Total Expenses		\$76,255	\$3.97



