

2 MEADOWBROOK MORIN-HEIGHTS

AREA : 9,749 SQ. FT.

PMML

FOR SALE



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BUILDING TYPE

Detached

BUILDING CATEGORY

Multi-Tenant Property

PROPERTY DESCRIPTION

9 000+ sq. ft. commercial building over two floors, fully leased to AAA tenants, including a medical clinic, a well-established dental center, and a reputable restaurant. The property is impeccably maintained and offers an optimal, functional layout. The restaurant space stands out with its impressive double-height ceiling and mezzanine, creating a spacious and distinctive atmosphere. Each tenant benefits from a separate front entrance, ensuring maximum visibility and direct customer access. Ideally located approximately 10 minutes from Saint-Sauveur and close to major highways. A high-quality investment opportunity not to be missed!

HIGHLIGHTS

- ✓ Lease type: unfurnished with high-quality AAA tenants.
- ✓ Ample on-site parking with a loyal local clientele, combined with significant year-round tourist traffic.
- ✓ Located directly on Route 364, 10 minutes from Saint-Sauveur, a major tourist hub in the Laurentians.
- ✓ Just 2 minutes from the IGA and SAQ grocery stores in Morin-Heights, generating strong appeal and consistent customer traffic.

ASKING PRICE :

\$2,500,000

+ GST/PST

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Construction 2012

ADDITIONAL INFORMATION

Unit #200 will become available in February 2027, opportunity for an owner-occupier.

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

The building has a wastewater disposal system with a septic tank and a drain field.



2 Meadowbrook, Morin-Heights

Main attractions of the sector

- Located directly on Route 364, just 10 minutes from Saint-Sauveur, a major tourist hub in the Laurentians.
- Only 2 minutes from the Morin-Heights IGA and SAQ, generating strong drawing power and consistent traffic.
- Fully commercial building benefiting from a strategic, high-visibility location.
- Loyal local clientele combined with significant four-season tourist traffic.



BUILDING DESCRIPTION

General Information

Cadastral number	4 726 168
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Total Municipal Assessment

Cadastre	4 726 168
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Total Municipal Assessment	2 105 700 \$
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Municipal Land Assessment	301 500 \$
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Municipal Building Assessment	1 804 200 \$
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Construction

Number of Storeys	2
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Type of Building	Detached
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Type of Construction	To be verified
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Year of Construction	2012
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Building Dimensions	163 x 282 ft (irregular)
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Features

Plumbing	Abs, Pex
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Condition of Roof	Asphalt shingles
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Electrical Panels	Breakers
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Exterior Siding	Wood, brick
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Condition of Doors/Windows	2012
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Electromechanical System

Lighting	LED
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Fire System	Smoke alarms
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Security System	Tenant's responsibility
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Existing Facilities	Restaurant, medical services and office
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Parking

Type of Parking	Exterior, gravel
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Number of Parking Spaces	40 spaces
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Area

Gross Area	9 749 p.c.
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Leasable Surface Area	9 749 p.c.
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Land Surface Area	54 877 p.c.
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Building Area	9 749 p.c.
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Average Surface Area / Unit	3 250 p.c.
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FEATURES

Plumbing

Abs, Pex

Heating System

Electric heating, 3 central heat pumps, wall-mounted heat pump, forced air (air distribution system)

Exterior Siding

Wood, brick

In-Building Services

Restaurant, medical services and office

Condition of Roof

Asphalt shingles

Hot Water System

Independent tanks

Environmental Report

To be verified

Service Contract

Elevator

Electrical Panels

Breakers

Condition of Doors/Windows

2012

REVENUE

	yearly	\$ / PI²
Commercial	\$263,739	\$27.05
Lockers		
Parking		
Total Revenues	\$263,739	\$27.05
Expenses recovery	yearly	\$ / PI²
Total expenses recovery		
Total Gross Income	\$263,739	\$27.05
Vac. / Bad debt	\$10,961	\$1.12
EGR	\$252,778	\$25.93

EXPENSES

	Calc.	yearly	\$ / PI²
Administration			
Management Fees	Estimated	\$5,716	\$0.59
Municipal Taxes	Current	\$17,847	\$1.83
School Taxes	Current	\$1,381	\$0.14
Insurance	Current	\$4,803	\$0.49
Electricity	Current	\$26,757	\$2.74
Heating			
Snow Removal	Current	\$7,128	\$0.73
Elevator			
Lawn			
Structural Reserve	Current	\$4,384	\$0.45
Janitor	Estimated	\$6,576	\$0.67
Maintenance	Estimated	\$9,527	\$0.98
WiFi			
Heat Pump			
Total Expenses		\$84,121	\$8.63







