

2 SAINTE-AGATHE SAINTE-AGATHE-DES-MONTS

AREA : 4,657 SQ. FT.

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Multi-Tenant Property

PROPERTY DESCRIPTION

TURNKEY commercial building valued at \$100,000 below municipal assessment! This opportunity represents a strategic investment with excellent optimization potential in the heart of a dynamic and sought-after area. This commercial building offers four fully furnished rental spaces totaling over 4,600 sq. ft., allowing for rental without major additional investments.

Located in the heart of downtown, on a main thoroughfare with high traffic volume, it benefits from exceptional visibility and a constant flow of local and tourist customers. This location ensures lasting appeal for merchants and promotes rental stability. A well-located commercial asset such as this is a solid strategy for diversifying your portfolio, particularly in an active regional market such as Sainte-Agathe-des-Monts.

HIGHLIGHTS

- ✓ Constant flow of local and tourist customers.
- ✓ Asset adaptable to different types of businesses.
- ✓ Price below municipal assessment and approved in 2024.
- ✓ Location in the heart of downtown Sainte-Agathe-des-Monts.

ASKING PRICE :

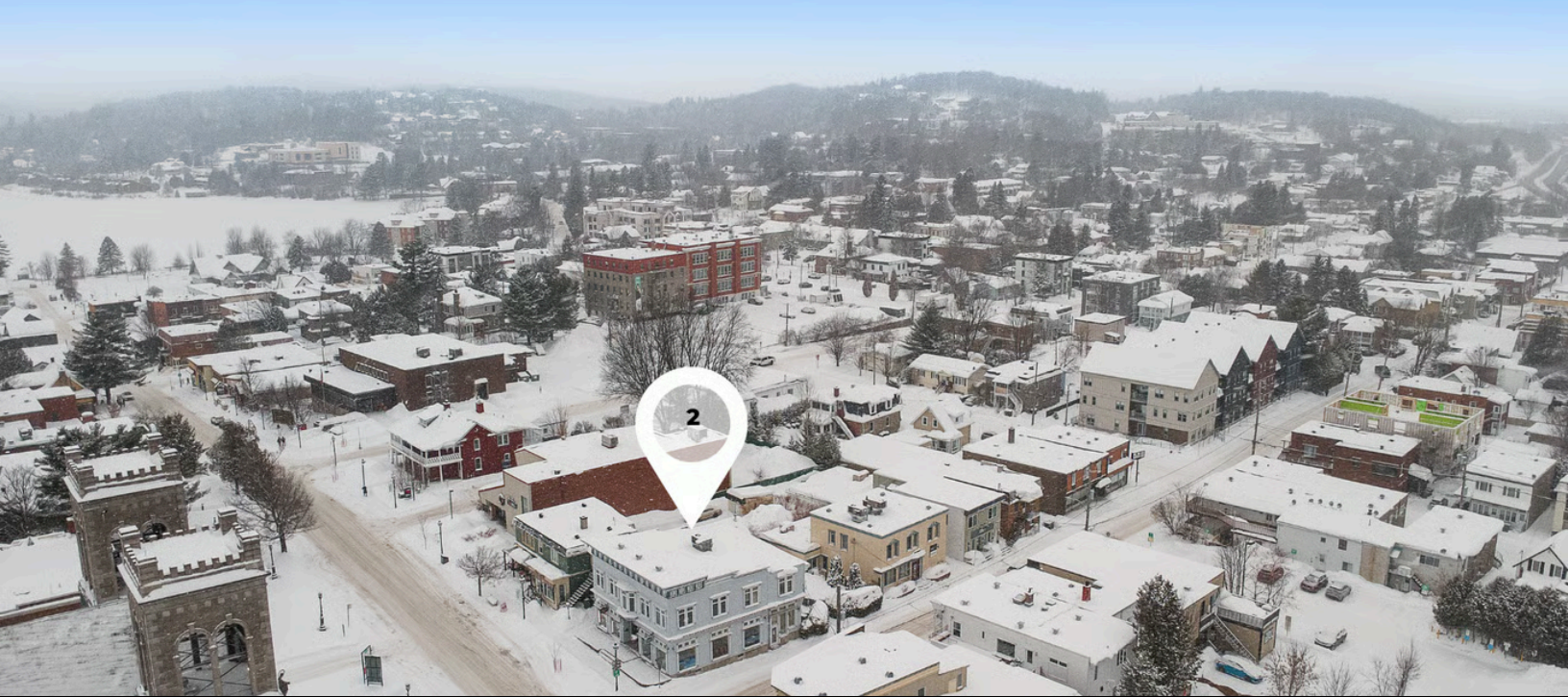
\$1,100,000

+ GST/PST

ADDITIONAL INFORMATION

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

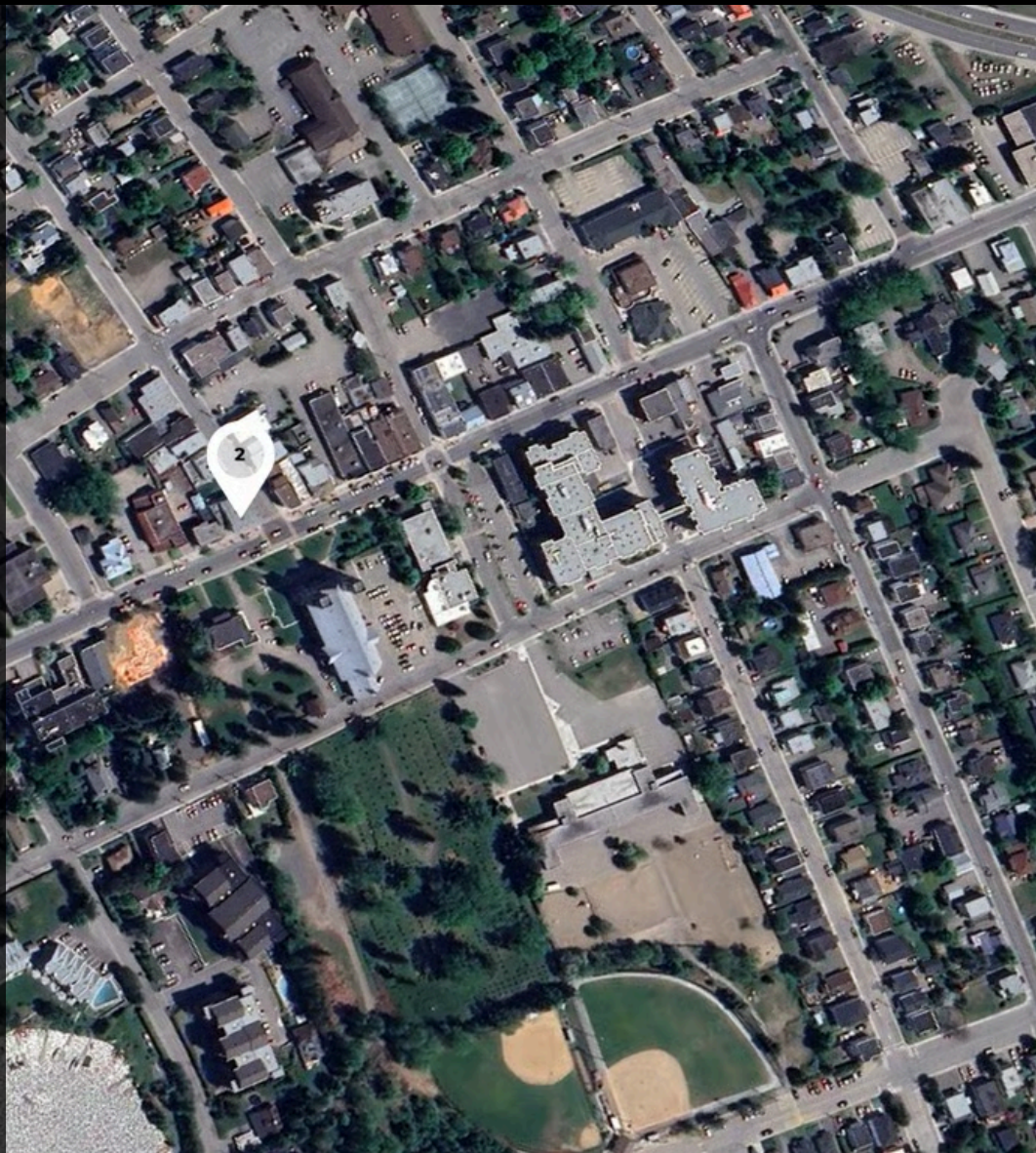
Each unit benefits from ample storage space in the basement, a significant competitive advantage that increases the functionality of the premises and the value perceived by tenants. In addition, the rear portion of the property opens the door to future optimization opportunities: expansion, additional development, or strategic enhancement depending on market needs.



2 Sainte-Agathe, Sainte-Agathe-des-Monts

Main attractions of the sector

- 1- The area benefits from an active commercial hub that includes a shopping center with Walmart, Iga, Canadian Tire, a sports center, retail stores, financial services, grocery stores, and restaurants.
- 2- Presence of a regional hospital serving a large population in the Laurentians, the Ste-Agathe Hospital. Constant presence of employees, professionals, and visitors.
- 3- Rental real estate projects under development in the area, the most recent of which is the Morgan Project. Located on Hôtel-de-Ville Street, it includes 85 rental condos totaling 210 rooms and will welcome its first tenants in 2026.



BUILDING DESCRIPTION

General Information

Cadastral number	5 580 939
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Total Municipal Assessment

Cadastre	5 580 939
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Total Municipal Assessment	\$ 1 221 000
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Municipal Land Assessment	\$ 251 400
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Municipal Building Assessment	\$ 969 600
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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 wood
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Year of Construction	1910
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Building Dimensions	To be verified
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Features

Plumbing	Good condition
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Condition of Roof	Good condition / Tar + gravel
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Electrical Panels	Circuit breakers
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Exterior Siding	Vinyl
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Condition of Doors/Windows	Good condition / PVC + Aluminium
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Electromechanical System

Lighting	Incandescent + Recessed LED
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Fire System	Smoke detectors / Emergency lighting / Illuminated signs
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Security System	N/A
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Existing Facilities	Aphrodite, Voyage Vasco & Expertise richard Paquette
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Parking

Type of Parking	Public
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Number of Parking Spaces	None
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Area

Gross Area	4 657 sq.ft
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Leasable Surface Area	4 657 sq.ft
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Land Surface Area	5 586 sq.ft
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Building Area	4 657 sq.ft
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Average Surface Area / Unit	1 164 sq.ft
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FEATURES

Plumbing

Good condition

Heating System

Electric baseboards / Central heat pumps

Exterior Siding

Vinyl

Condition of Roof

Good condition / Tar + gravel

Hot Water System

60 electric gallons

Environmental Report

No

Service Contract

N/A

Electrical Panels

Circuit breakers

Condition of Doors/Windows

Good condition / PVC + Aluminium

REVENUE

	yearly	\$ / PI²
Commercial	\$91,776	\$19.71
Lockers		
Parking		
Total Revenues	\$91,776	\$19.71
Expenses recovery	yearly	\$ / PI²
General Recovery	\$7,980	\$1.71
Tax Recovery		
Insurance Recovery		
Maintenance Recovery		
Total expenses recovery	\$7,980	\$1.71
Total Gross Income	\$99,756	\$21.42
Vac. / Bad debt		
EGR	\$99,756	\$21.42

EXPENSES

	Calc.	yearly	\$ / PI²
Administration			
Management Fees			
Municipal Taxes	Current	\$17,468	\$3.75
School Taxes	Current	\$679	\$0.15
Insurance	Current	\$3,824	\$0.82
Electricity	Current	\$2,243	\$0.48
Heating			
Snow Removal	Current	\$1,529	\$0.33
Elevator			
Lawn			
Structural Reserve			
Janitor			
Maintenance			
WiFi			
Heat Pump			
Total Expenses		\$25,743	\$5.53





