

PMML

21-23 DU CENTRE-COMMERCIAL PIERREFONDS/ROXBORO

4,027 Pl²

FOR SALE



Florian Leterrier

Team Florian Leterrier

Executive VP

Real Estate Broker



514-926-4293



florian.leterrier@pmml.ca



PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Single Tenant

PROPERTY DESCRIPTION

Commercial property strategically located at the corner of Centre Commercial Street and 4th Avenue, offering exceptional visibility and traffic exposure. The building features 4,027 sq. ft. of leasable area, situated on a 9,300 sq. ft. lot, and includes five (5) on-site parking spaces. Currently occupied by a non-profit organization, the premises will be delivered vacant upon sale.

HIGHLIGHTS

Corner commercial building 4,027 sq. ft. of leasable area 9,300 sq. ft. lot Five (5) parking spaces

ASKING PRICE :

\$1,500,000

+ GST/PST

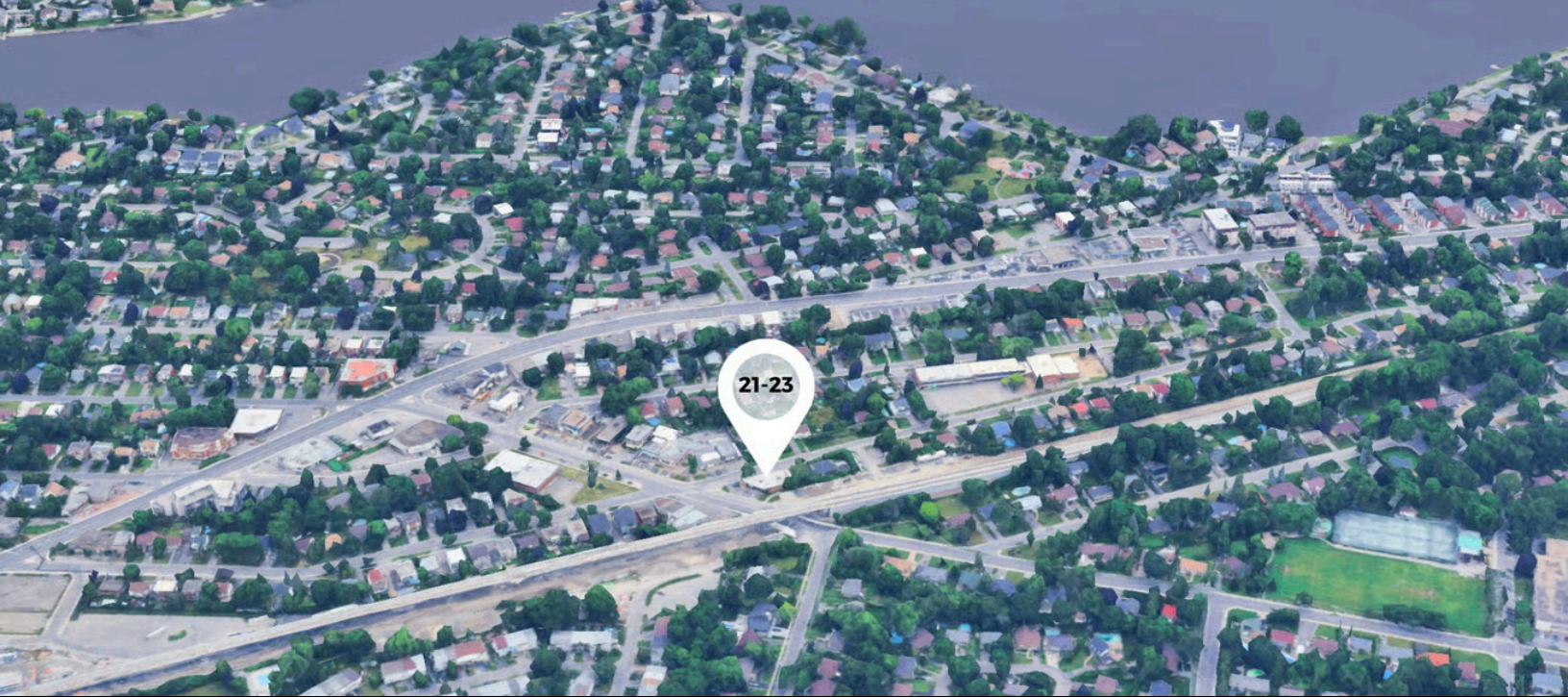
SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Roof redone in the last 10 years.

ADDITIONAL INFORMATION

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

This is not an offer or promise to sell that could bind the seller to the buyer, but an invitation to submit such offers or promises. The remarks, descriptions, features and financial projections contained in the present document are for information only and should not be considered as being official or accurate without due diligence verification. The information herein disclosed comes from sources that we consider to be reliable, but for which we cannot guarantee the accuracy. It is upon the buyer's responsibility to verify all the information and to declare himself satisfied or not of his due diligence verification performed after an accepted promise to purchase.



21-23 du Centre-Commercial, Pierrefonds/Roxboro

Main attractions of the sector

- This sector offers good potential thanks to its dense local population, its active commercial core and the arrival of the REM which will improve accessibility. The district encourages the establishment of businesses and has a high occupancy rate.



BUILDING DESCRIPTION

General Information

Cadastral number	1 388 694
------------------	-----------

Municipal Assessment

Cadastre	1 388 694
----------	-----------

Municipal Assessment	\$ 951 700
----------------------	------------

Municipal Land Assessment	\$ 302 400
---------------------------	------------

Municipal Building Assessment	\$ 649 300
-------------------------------	------------

Construction

Number of Storeys	1
-------------------	---

Type of Building	Detached
------------------	----------

Type of Construction	Brick and wood
----------------------	----------------

Year of Construction	1982
----------------------	------

Other Information / Remarks	Owner occupant
-----------------------------	----------------

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

Electromecanic System

Lighting	Fluorescent
----------	-------------

Fire System	Wet sprinkler t/o
-------------	-------------------

Security System	Camera
-----------------	--------

Existing Facilities	Second-hand clothing / Food bank / Offices
---------------------	---

Parking

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

Number of Parking Spaces	5 spaces
--------------------------	----------

Area

Gross Area	To be verified
------------	----------------

Leasable Surface Area	4 002 sq. ft.
-----------------------	---------------

Land Surface Area	9 300 sq. ft.
-------------------	---------------

Building Area	4 027 sq. ft.
---------------	---------------

Average Surface Area / Unit	3 995 sq. ft.
-----------------------------	---------------



FEATURES

Plumbing

To be verified

Heating System

Plinthes électriques

Exterior Siding

Brick

In-Building Services

To be verified

Condition of Roof

Asphalt / Gravel (redone in the last 10 years)

Hot Water System

Central tank

Environmental Report

To be verified

Service Contract

To be verified

Electrical Panels

Circuit breakers

Condition of Doors/Windows

Good condition

REVENUE

yearly \$ / PI²

Commercial

Lockers

Parking

Total Revenues

Expenses recovery

yearly \$ / PI²

General Recovery

Tax Recovery

Insurance Recovery

Maintenance Recovery

Total expenses recovery

Total Gross Income

Vac. / Bad debt

EGR

EXPENSES

yearly \$ / PI²

Administration

Management Fees

Municipal Taxes

School Taxes

Insurance

Current

\$8,275

\$2.07

Electricity

Current

\$16,190

\$4.05

Heating

Snow Removal

Current

\$1,635

\$0.41

Elevator

Lawn

Structural Reserve

Janitor

Maintenance

WiFi

Heat Pump

Ordures

Current

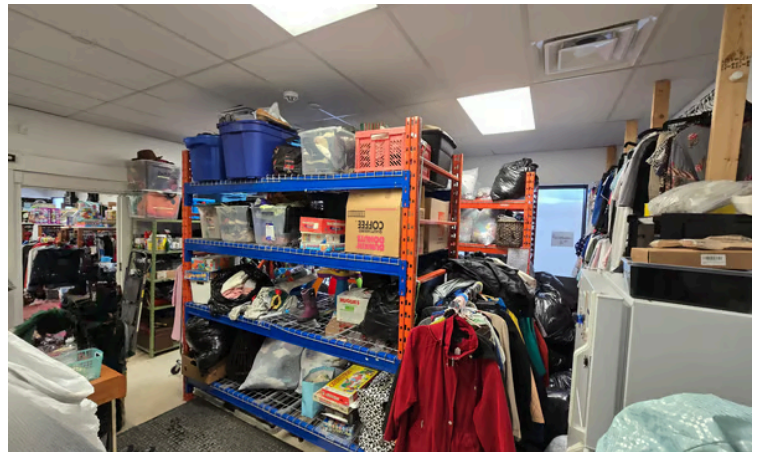
\$10,867

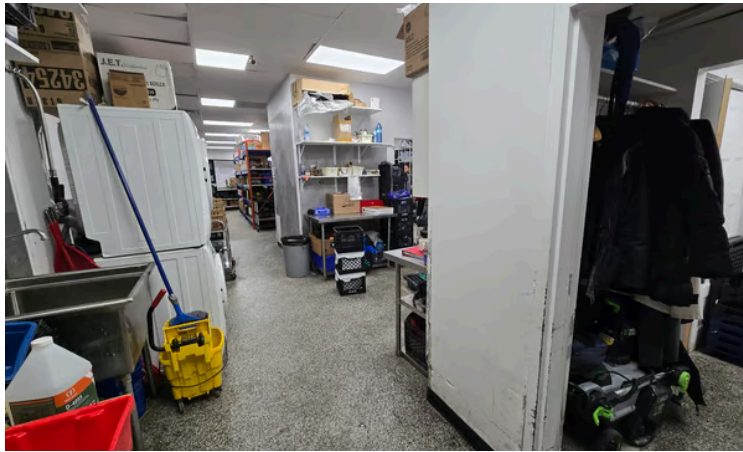
\$2.72

Total Expenses

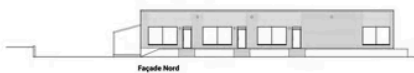
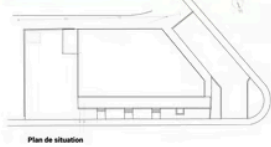
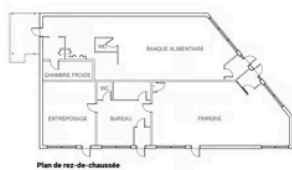
\$36,967

\$9.25





Construction existante



Autorisation de la Ville de Montréal (2010)

Plan: Couverture d'habitation