FOR SALE

215 - 221 ANGUS SUD | EAST ANGUS

PMML





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BUILDING TYPE

Detached

BUILDING CATEGORY

Mixed Uses

PROPERTY DESCRIPTION

Opportunity to acquire two adjacent properties offering excellent visibility along one of East Angus's main thoroughfares. The property includes a commercial building with a garage and retail space, as well as a four-bedroom residence situated on a spacious 4.4-acre lot. The properties may be purchased separately, subject to the conditions governing the sale of the operating business.

HIGHLIGHTS

- Garage:
- Strategic location offering excellent visibility
- Commercial garage with retail space and storefront
- Approximately 1,400 sq. ft. of finished upper-level space
- Two garage doors measuring 12 x 12 ft. and 14 x 14 ft.
- Large paved yard offering parking and outdoor storage space
- Residential:
- Four-bedroom residence
- Residential lot of approximately 4.4 acres
- Detached garage
- Possibility of separate purchase

ASKING PRICE :

$1,499,000

+ GST/PST ON THE COMMERCIAL PORTION

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

House: roof and electrical panel replaced around 2023

ADDITIONAL INFORMATION

Vente sans garantie légale de qualité, aux risques et périls de l'acheteur

Possibilité de vendre les propriétés séparément, le 215 Angus Sud devant toutefois être vendu avec le fonds de commerce

Chauffage du garage au bois, consommation annuelle estimée entre 10 et 12 cordes



215 - 221 Angus Sud, East Angus

Main attractions of the sector

- Strategic location on one of East Angus' main arteries, offering excellent visibility and easy access
- Well-established commercial sector, close to shops, services, and downtown



BUILDING DESCRIPTION

General Information

Cadastral number	4180678 et 4180674

Total Municipal Assessment

Cadastre	4180678 and 4180674
Total Municipal Assessment	625 100 $
Municipal Land Assessment	302 400 $
Municipal Building Assessment	322 700 $

Construction

Clearance Height	18' to 24'
Number of Storeys	2
Type of Building	Detached
Type of Construction	Steel structure and Brick and wood
Year of Construction	1999 and 1898
Building Dimensions	40 x 70 ft (Comm.)

Garage and commercial store with storefront House: Stone foundation and concrete slab on the ground. Unfinished service basement. Detached garage approximately 18 ft x 20 ft with an extension of approximately 12 ft x 20 ft

Electromechanical System

Lighting	Fluorescent and light bulbs
Fire System	Smoke detectors
Security System	Connected alarm system
Existing Facilities	Hot water radiant heating, wood, and propane

Parking

Type of Parking	Exterior
Number of Parking Spaces	Very large parking area

Area

Gross Area	4,200 sq. ft. (commercial) + 1,868 sq. ft. (residential)
Land Surface Area	217,623 sq ft
Building Area	5,893 sq ft







FEATURES

Plumbing

ABS and PEX

Condition of Roof

Commercial: sloped metal roof. Residential: asphalt shingles and elastomeric membrane

Service Contract

N/A

Heating System

Commercial: Wood and electric heating with hydronic radiant floor heating. Residential: electric, wall-mounted heat pump, and wood stove

Hot Water System

To be verified

Electrical Panels

200 A electrical entrance with circuit breakers.

Exterior Siding

Profiled metal siding

Environmental Report

No environmental study confirmed

Condition of Doors/Windows

Service doors, commercial storefront

In-Building Services

Repair, windshield/glass, towing, remote starter, and automotive accessories.

REVENUE

	yearly	$ / PI²
Residential	$22,200	$3.77
Affordable Res.		
Commercial	$54,600	$9.27
Lockers		
Parking		
Laundry		
Total Revenues	**$76,800**	**$13.03**
Expenses recovery	**yearly**	**$ / PI²**
Total expenses recovery		
Total Gross Income	**$76,800**	**$13.03**
Vac. / Bad debt		
EGR	**$76,800**	**$13.03**

EXPENSES

	Calc.	yearly	$ / PI²
Administration	Estimate	$1,652	$0.28
Management Fees	Estimate	$2,478	$0.42
Municipal Taxes	Estimate	$13,200	$2.24
School Taxes	Actual	$413	$0.07
Insurance	Actual	$3,979	$0.68
Electricity	Actual	$6,663	$1.13
Heating	Estimate	$2,000	$0.34
Snow Removal			
Elevator			
Lawn			
Structural Reserve	Estimate	$1,652	$0.28
Janitor			
Maintenance			
Appliances			
WiFi			
Heat Pump			
Total Expenses		**$32,038**	**$5.44**












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