

231 STE-MARIE TERREBONNE

AREA : 7,145 SQ. FT.

PMML

FOR SALE



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BUILDING TYPE

Attached

BUILDING CATEGORY

Multi-Tenant Property

PROPERTY DESCRIPTION

Commercial building covering 4 454 sqft, accompanied by a vacant lot of 4 463 sq.ft. With versatile residential, commercial, and industrial zoning, this space offers exceptional flexibility for various projects, whether for leasing or development. Its proximity to all amenities makes it a strategic investment for the future of Terrebonne.

HIGHLIGHTS

- ✓ Vacant lot 4,463 sq.ft. (Saint-André)
- ✓ Triplex Development Plan (Saint-André)—subject to verification with the municipality.
- ✓ In the immediate vicinity of all essential shops and services
- ✓ Public transportation

ASKING PRICE :

\$849,000

+ GST/PST

ADDITIONAL INFORMATION

The buyer must make the necessary verifications with the city.

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

A right of pre-emption has been published on this building

Zonage Cité Patrimonial



231 Ste-Marie, Terrebonne

Main attractions of the sector

- Vieux-Terrebonne Theatre
- Îles des moulins
- Collège Saint-Sacrement
- Terrebonne History House
- Jardins Vitré Park



BUILDING DESCRIPTION

General Information

Cadastral number	2 441 833
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Total Municipal Assessment

Cadastre	2 441 833
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Total Municipal Assessment	378 500 \$
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Municipal Land Assessment	256 000 \$
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Municipal Building Assessment	122 500 \$
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Construction

Clearance Height	8.5 ft
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Number of Storeys	2
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Type of Building	Attached
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Type of Construction	Wood
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Year of Construction	1976
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Building Dimensions	To be verified with the Certificate of Location
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Features

Plumbing	Copper and PEX/PVC
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Condition of Roof	Good Condition
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Electrical Panels	Breaker
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Exterior Siding	Acrylic
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Condition of Doors/Windows	Good Condition
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Electromechanical System

Lighting	Incandescent and fluorescent.
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Fire System	Smoke detectors
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Security System	Connected to a central
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Parking

Type of Parking	Exterior
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Number of Parking Spaces	14
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Area

Gross Area	7054 sq. ft
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Leasable Surface Area	4 430 sq. ft
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Land Surface Area	7054 sq.ft
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Building Area	4558 sq. ft
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Average Surface Area / Unit	2 279 sq. ft
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FEATURES

Plumbing

Copper and PEX/PVC

Heating System

Electric

Exterior Siding

Acrylic

Condition of Roof

Good Condition

Hot Water System

Electric

Environmental Report

Yes

Service Contract

GardaWorld, Bell,

Electrical Panels

Breaker

Condition of Doors/Windows

Good Condition





