

2484 PLACE HÉTU SAINTE-JULIENNE

AREA : 3,120 SQ. FT.

PMML

FOR SALE



Chantal Bergeron

Real Estate Broker

📞 514-771-6878



chantal.bergeron@pmml.ca



PMML.CA



BUILDING TYPE

isolated

BUILDING CATEGORY

Multi-Tenant Property

PROPERTY DESCRIPTION

For Sale! A commercial complex located on Place Hétu in Ste-Julienne, offering the opportunity to take over a well-known business that has been established in this area for the past 77 years. This is a unique opportunity for an entrepreneur or artisan looking to develop their project in an environment that is already adapted and structured. We welcome all projects!

HIGHLIGHTS

- ✓ Érigé sur un coin de rue
- ✓ Une partie de la rue est privée et entretenue par la ville
- ✓ 4 bâtiments totalisant près de 3120pc au sol.
- ✓ Electrical infrastructure and floors suitable for production.

ASKING PRICE :

\$377,000

+ GST/PST

ADDITIONAL INFORMATION

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

Built on a 17,205-square-foot lot, this property comprises four buildings with a total floor area of nearly 3,120 square feet.



2484 Place Hétu, Sainte-Julienne

Main attractions of the sector

- Sainte-Julienne is experiencing growth and stability
- Medium-term growth potential
- Ideal for a local entrepreneur



BUILDING DESCRIPTION

General Information

Cadastral number 4080572

Total Municipal Assessment

Cadastre 4080572

Total Municipal Assessment 262 900 \$

Municipal Land Assessment 152 100 \$

Municipal Building Assessment 110 800 \$

Construction

Clearance Height 8' à 10'

Number of Storeys 1

Type of Building isolated

Year of Construction Unknown

Features

Plumbing To be verified

Condition of Roof Good condition

Electrical Panels 550 amp

Exterior Siding Canexel, Vinyl, Metallic

Condition of Doors/Windows Good condition

Electromechanical System

Security System Oui

Building type

1. Office (210 sq ft) -Dimensions: 14' x 15' -Ceramic tile flooring -Bathroom -Showroom and customer reception area -Office for administrative management -Shingle roof 2. Workshop (1,150 sq ft) -Dimensions: 50' x 23' -10' clear height -550-amp electrical service -Hydronic floor heating -Concrete slab -Shingle roof -Garage door -Ideal for production and storage 3. Lumber Shop (760 sq ft) -Dimensions: 23' x 33' -Clear height: 8'6 -550-amp electrical service -Concrete slab, metal roof -Windows, 8' garage door, and double doors -Attic (storage space) -Ideal for a woodworking shop and production space 4. Barn (1,000 sq ft) -Dimensions: 25' x 40' -Clear height: 19' -2 garage doors -Metal roof, vinyl siding, wood frame -Solid concrete slab

Parking

Number of Parking Spaces 5

Area

Land Surface Area 17 205 sq. ft.

Building Area 3120 sq. ft.



FEATURES

Plumbing

To be verified

Heating System

electric

Environmental Report

To be verified

Condition of Roof

Good condition

Electrical Panels

550 amp

Condition of Doors/Windows

Good condition

Service Contract

N/A

Exterior Siding

Canoxel, Vinyl, Metallic

In-Building Services

Alarm system

REVENUE

	yearly	\$ / PI ²
Commercial		
Lockers		
Parking		
Total Revenues		
Expenses recovery	yearly	\$ / PI ²
General Recovery		
Tax Recovery		
Insurance Recovery		
Maintenance Recovery		
Total expenses recovery		
Total Gross Income		
Vac. / Bad debt		
EGR		

EXPENSES

	Calc.	yearly	\$ / PI ²
Administration			
Management Fees			
Municipal Taxes	Current	\$5,124	\$1.64
School Taxes	Current	\$153	\$0.05
Insurance	Current	\$23,254	\$7.45
Electricity	Current	\$2,992	\$0.96
Heating			
Snow Removal	Current	\$632	\$0.20
Elevator			
Lawn	Current	\$731	\$0.23
Structural Reserve			
Janitor			
Maintenance			
WiFi			
Heat Pump			
Ordures	Current	\$157	\$0.05
Total Expenses		\$33,043	\$10.59





