FOR SALE

PMML

30 ET 60-80 BELANGER | SAINT-JÉRÔME

AREA : 18,263 SQ FT





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BUILDING TYPE

Detached

BUILDING CATEGORY

Multi-Tenant Property

PROPERTY DESCRIPTION

Are you an owner-occupier or a seasoned investor? Here's a rare opportunity in Saint-Jérôme: a strategically located commercial complex comprising two buildings on three lots, extending all the way to the river.

62 parking spaces spread throughout the site. Located in the heart of a high-traffic area, ensuring a steady flow of customers.

This high-performing property is home to established tenants, ensuring solid income, and offers 8,400 sq. ft. of available space—perfect for your business or for maximizing revenue.

HIGHLIGHTS

- Net, net, net lease.
- Immediate neighbors: Subway, LVS Boutique (vape shop), Matelas Bonheur
- Strategic location on a busy and sought-after boulevard.
- Quick access to Highway 15, ensuring excellent regional connectivity.

ASKING PRICE :

$5,900,000

+ GST/PST

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

2013 roof with elastomeric membrane and steel sheathing (30 Bélanger)
Gravel roof (60–80 Bélanger)
A/C installed between 2010 and 2016

ADDITIONAL INFORMATION

An 8,400-sq-ft commercial space that combines a strategic location, high performance, and maximum visibility.

It features one ground-level door and one loading dock, which facilitate daily operations.

Delivered as a “base building,” this space is just waiting for your touch to reflect your brand’s identity.

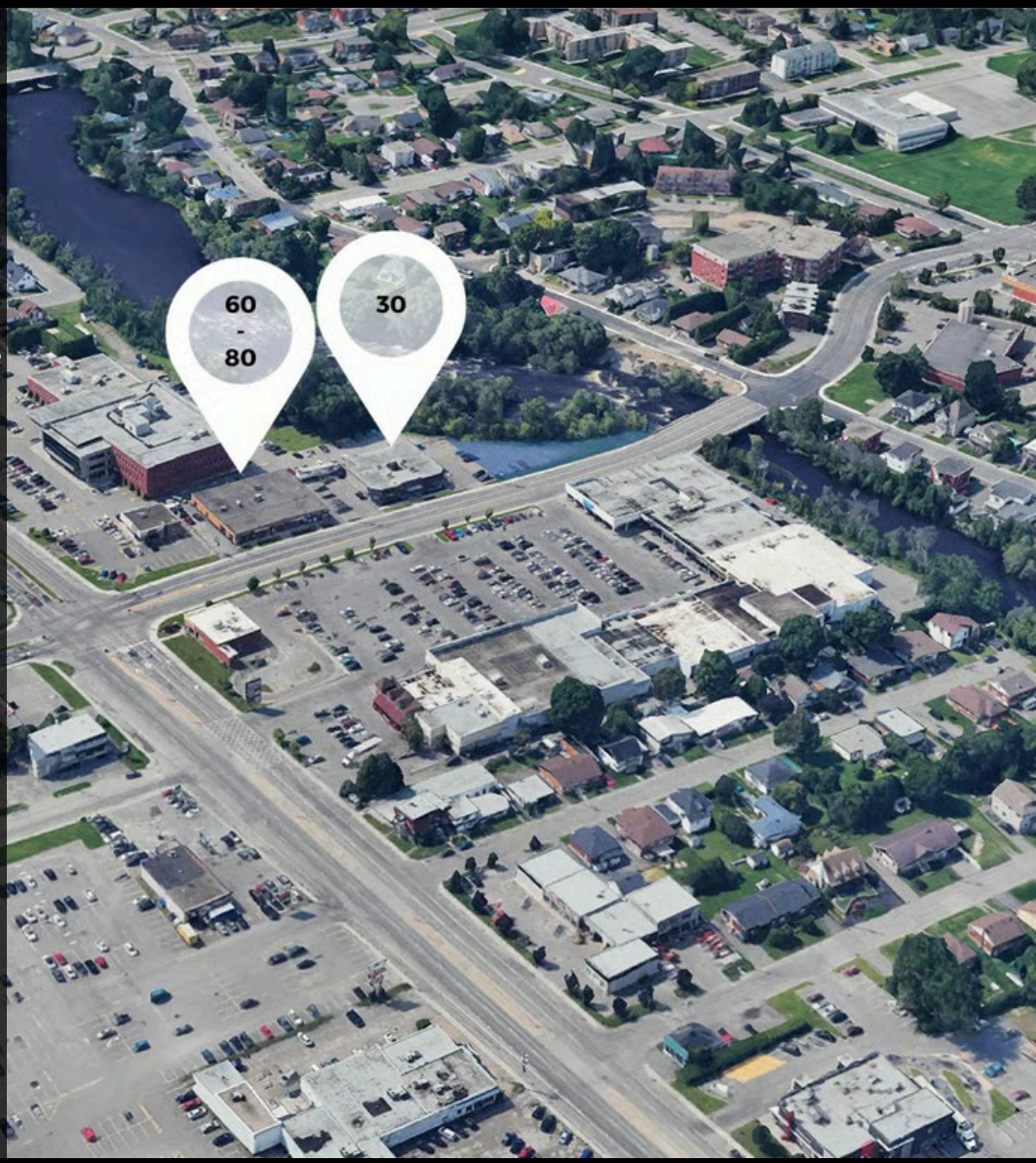
The sale is made without any legal warranty of quality, at the buyer's own risk.



30 et 60-80 Belanger, Saint-Jérôme

Main attractions of the sector

- -P'tit Train du Nord Regional Park
- -Lac-Jérôme Nature Park
- -Rivière du Nord Promenade & Place des Festivités
- -Cégep de Saint-Jérôme
- -Gilles-Vigneault Theater in downtown



BUILDING DESCRIPTION

General Information

Cadastral number	2 663 492, 2 663 497, 3 731 567

Total Municipal Assessment

Cadastre	2 663 492, 2 663 497, 3 731 567
Total Municipal Assessment	2 871 900 $
Municipal Land Assessment	893 900 $
Municipal Building Assessment	1 978 000 $

Construction

Number of Storeys	1
Type of Building	Detached
Type of Construction	60-80 Bélanger: Steel structure and wood, 30 Bélanger : Brick and wood
Year of Construction	60–80 Bélanger: 1951, 30 Bélanger: 1980

Electromechanical System

Lighting	Neon
HVAC System	Yes
Fire System	Smoke Detectors
Security System	Alarm system

Parking

Type of Parking	Exterior
Number of Parking Spaces	62 parking spaces spread across the 3 lots

Area

Leasable Surface Area	18 262 sq.ft
Land Surface Area	48 155 sq.ft
Building Area	18 262 sq.ft
Available Surface Area	8 400 sq.ft.





FEATURES

Plumbing

Abs and PEX

Condition of Roof

2013

Service Contract

No

Heating System

Central forced-air system on the roof, with electric baseboard heaters

Hot Water System

Electric water heater

Manager's Office

No

Electrical Panels

Circuit breakers

Exterior Siding

60–80 Bélanger: aggregate, 30 Bélanger: brick

Distance from fire station and hydrant

1.5 km

Electrical Power

To be verified

Environmental Report

Update to be done

Condition of Doors/Windows

Generally in good condition

REVENUE

	yearly	$ / PI²
Commercial	$361,716	$19.81
Lockers		
Parking		
Total Revenues	**$361,716**	**$19.81**
Expenses recovery	**yearly**	**$ / PI²**
General Recovery	$56,056	$3.07
Total expenses recovery	**$56,056**	**$3.07**
Total Gross Income	**$417,772**	**$22.88**
Vac. / Bad debt	$10,851	$0.59
EGR	**$406,920**	**$22.28**

EXPENSES

	Calc.	yearly	% OF EGR	$ / PI²
Administration	Normalised	$610	0.2 %	$0.03
Management Fees	Normalised	$12,208	3 %	$0.67
Municipal Taxes	Actual	$71,218	17.5 %	$3.90
School Taxes	Actual	$1,859	0.5 %	$0.10
Insurance	Actual	$8,152	2 %	$0.45
Electricity				
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve	Normalised	$8,138	2 %	$0.45
Janitor	Normalised	$12,208	3 %	$0.67
Maintenance	Normalised	$16,277	4 %	$0.89
WiFi				
Heat Pump				
Total Expenses		**$130,670**	**32.1 %**	**$7.15**
Net Revenue		**$276,251**		**$15.13**











Juteau Ruel


MATELAS BONHEUR


MATELAS
BONHEUR

