

FOR SALE

PMML

35 RUE KING O | LES NATIONS

AREA : 2,347 SQ FT



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BUILDING TYPE

Detached

BUILDING CATEGORY

Single Tenant

PROPERTY DESCRIPTION

This commercial condo, measuring approximately 2,350 sq. ft., is located on the ground floor of a multiresidential building in the heart of downtown Sherbrooke, with a facade facing directly onto King O Street. It features four private offices and two large open areas that can accommodate numerous workstations or be used for a variety of other purposes. It stands out for its charm, featuring high ceilings and brick walls. Close to all amenities.

HIGHLIGHTS

- ✓ The total area is approximately 2,346.53 sq. ft.
- ✓ Independent entrance directly facing King Street West.
- ✓ Inside, there is an entrance hall with a reception desk, 4 private offices, 2 spacious rooms suitable for multiple open-plan workstations, and 1 storage area.

ASKING PRICE :

\$499,000

+ GST/PST

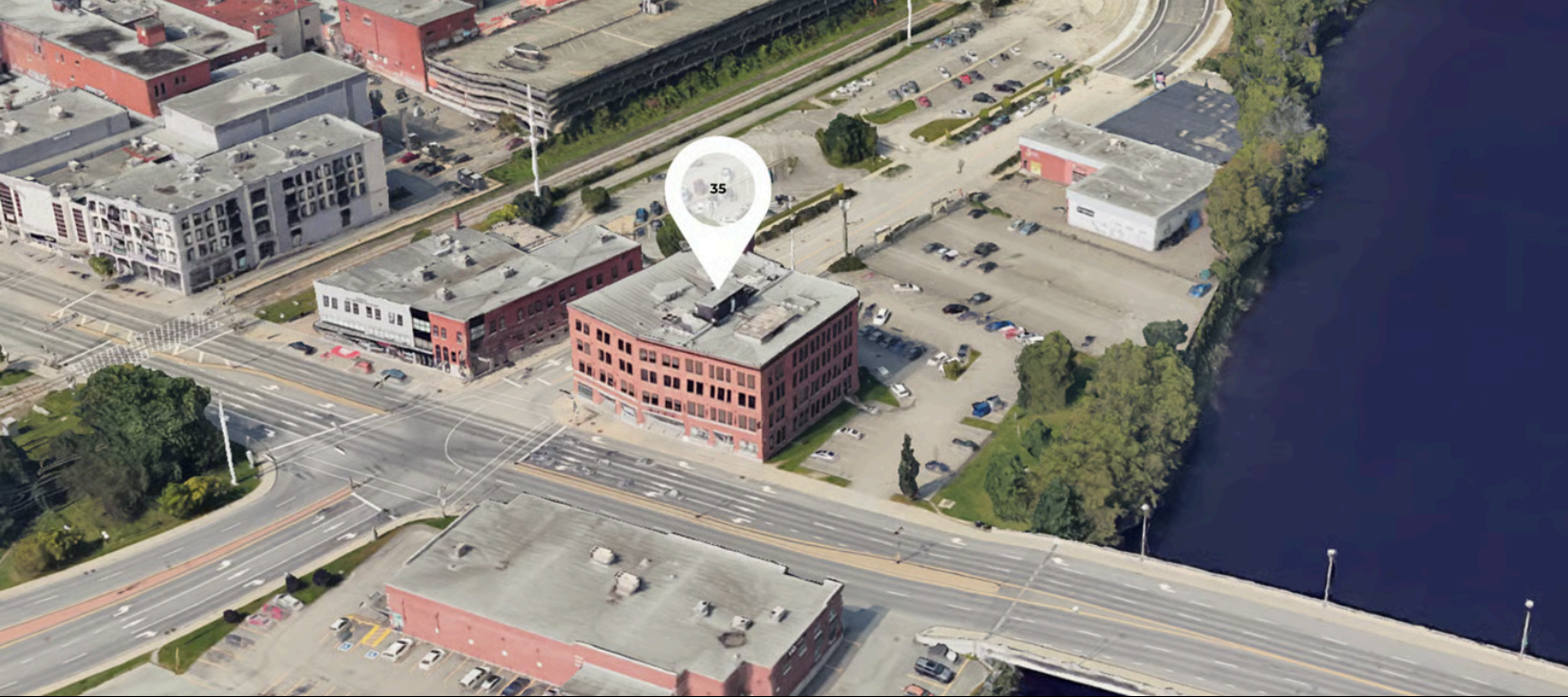
SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Masonry - 2026
Floors

ADDITIONAL INFORMATION

The share corresponding to unit 35 represents 5.45% of the co-ownership.

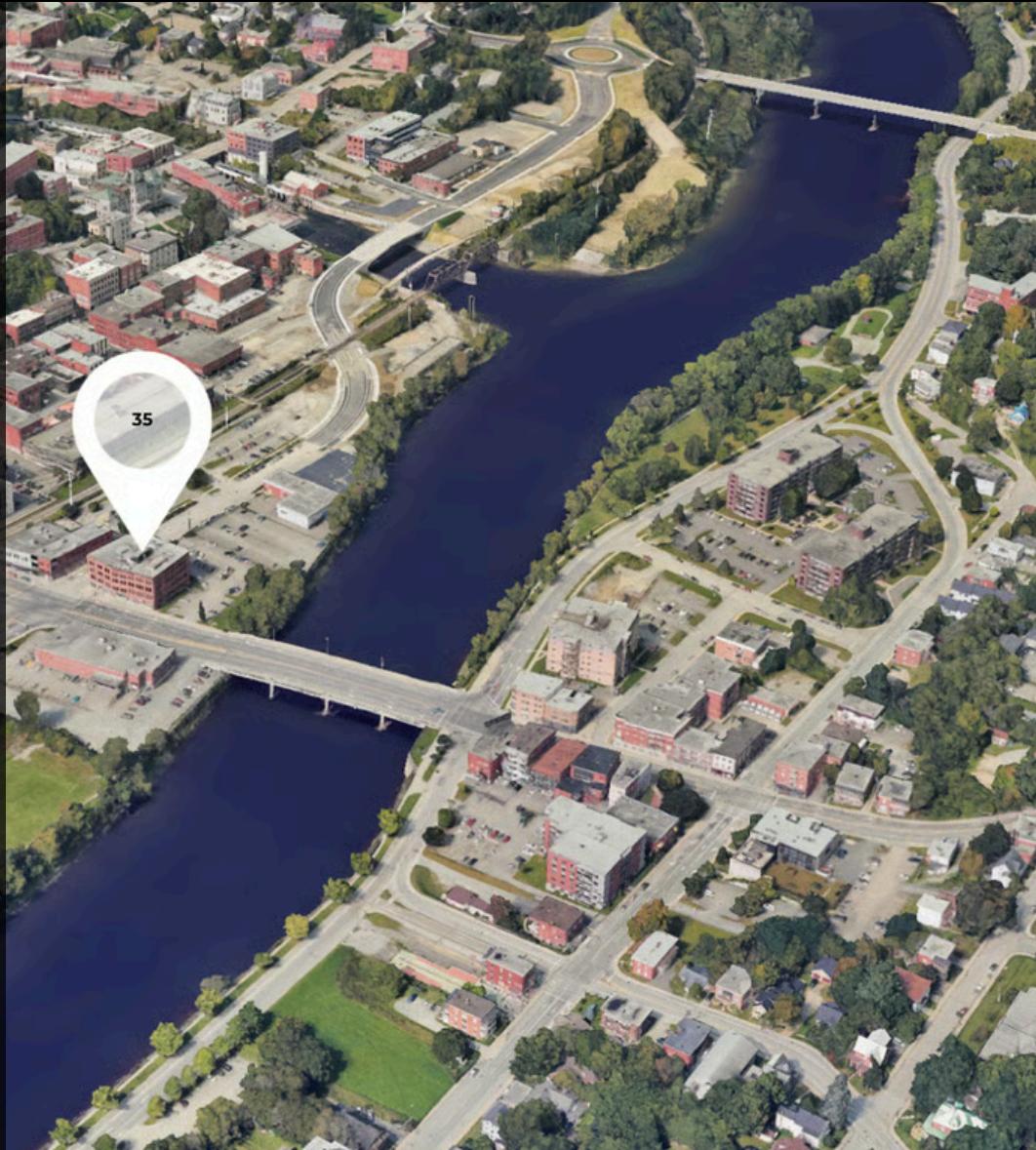
The sale is made without any legal warranty of quality, at the buyer's own risk.



35 Rue King O, Les Nations

Main attractions of the sector

- Located in the heart of a commercial, professional, and institutional district.
- Close to the Entrepreneurship Headquarters, restaurants, shops, schools, and parks.
- An area offering various cultural attractions.
- Easy access to Highway 610.



BUILDING DESCRIPTION

General Information

Cadastral number 4 091 291 & 4 091 286

Total Municipal Assessment

Cadastre 4 091 291 et 4 091 286

Total Municipal Assessment 438 000 \$

Municipal Building Assessment 438 000 \$

Construction

Clearance Height To be verified

Number of Storeys 1

Type of Building Detached

Type of Construction Brick and wood

Year of Construction Unknown

Building Dimensions 31,5 X 82 p irr

Electromechanical System

Lighting DEL

Fire System Smoke detectors

Security System Security alarm

Existing Facilities Offices

Building type

Central Heat Pump

Parking

Type of Parking Exterior

Number of Parking Spaces 20 to 30 spots

Area

Gross Area 2 347 sq.ft

Leasable Surface Area 2 347 p.c.

Land Surface Area 1,389 sq. ft. dedicated to the condo; 25,525 sq. ft. total.

Building Area 2 347 sq.ft

Average Surface Area / Unit 2 347 sq.ft



FEATURES

Plumbing

Copper, ABS, PEX

Heating System

Electric baseboards and heat pump

Exterior Siding

Brick

Condition of Doors/Windows

Aluminum Windows and Doors

Condition of Roof

Elastomeric membrane

Hot Water System

Independent tank

Distance from fire station and hydrant

To be verified

In-Building Services

Elevator, residential units, and commercial premises.

Service Contract

Co-ownership

Electrical Panels

Breakers

Environmental Report

To be verified



