

39 LEBLANC L'ÉPIPHANIE

AREA : 2,167 SQ. FT.

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Mixed Uses

PROPERTY DESCRIPTION

Located on the banks of the Achigan River, this fully leased, semi-commercial office building has been meticulously maintained with several renovations over the years. It comprises four ground-floor offices, a spacious 4.5-room apartment on the upper floor, three parking spaces, and two storage units. Situated in the heart of downtown L'Épiphanie and close to all amenities, it's perfect for an owner-occupant or investor!

HIGHLIGHTS

- ✓ Family medicine, Notary, Osteopathy, Hypnotherapist services offered in the building.
- ✓ Located downtown L'Épiphanie, the building benefits from close proximity to many businesses, professional services, and municipal facilities (pharmacies, post office, grocery store, bank, SAQ liquor store, Town Hall, municipal park), offering optimal visibility and direct walkability to all essential amenities.

ASKING PRICE :

\$399,000

+ GST/PST ON THE COMMERCIAL PORTION

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

2026 - Electric furnace, electrical panel, heat pump ground floor

2023 - Balcony and landscaping

2022 - Basement insulation

2020-2021 - Windows/doors

ADDITIONAL INFORMATION

Energy costs for the ground floor units are paid by the owner.

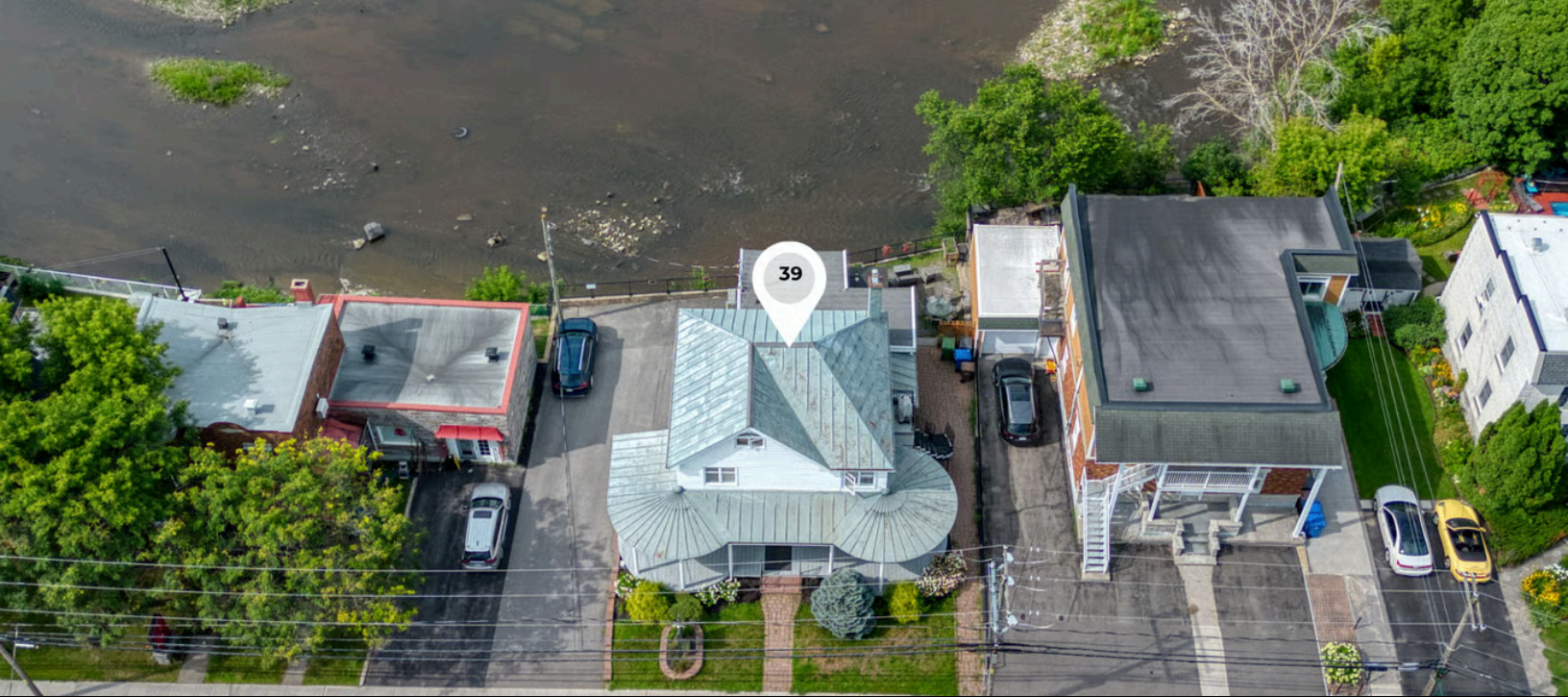
The owner provides the air conditioning unit for the residential unit.

Hydro Solutions contract.

Building listed in the heritage inventory of the MRC de L'Assomption

Viewing by appointment only upon acceptance of an offer to purchase.

Sale without legal warranty of quality at the buyer's risk.



39 Leblanc, L'Épiphanie

Main attractions of the sector

- On the banks of the Achigan River. Located in downtown L'Épiphanie, close to all services: pharmacy, post office, grocery store, liquor store (SAQ), town hall, bank, municipal park, convenience store, daycare, and schools, parks, bike path, golf.
- Quick access to highways 341, 344, and 40.



BUILDING DESCRIPTION

General Information

Cadastral number 2 364 456

Total Municipal Assessment

Cadastre 2 364 456

Total Municipal Assessment \$ 447 400

Municipal Land Assessment \$ 142 000

Municipal Building Assessment \$ 305 400

Construction

Clearance Height To be verified

Number of Storeys 2

Type of Building Detached

Type of Construction Brick & Wood

Year of Construction 1880-1908 (as per MRC de l'Assomption)

Building Dimensions 12,29 x 15,82 mètres - Irregular

Upstairs apartment with attic

Features

Plumbing To be verified

Condition of Roof Elastomeric membrane / Sheet metal – ridge cap recently replaced

Electrical Panels Circuit breakers

Exterior Siding Clapboard and sheet metal

Condition of Doors/Windows Partial work 2020-2021

Electromechanical System

Lighting Commercial standard

Fire System Alarms + fire extinguishers (non-spray)

Security System Connected alarm system

Existing Facilities 4 Offices – ground floor / residential unit 2nd floor

Building type

A two-story building with two one-story sections, on a concrete foundation.

Parking

Type of Parking Exterior

Number of Parking Spaces 3

Area

Gross Area 2 167 Sq. ft

Leasable Surface Area 2 167 Sq. ft

Land Surface Area 5 662 Sq. ft

Building Area 2 167 Sq. ft

Average Surface Area / Unit 480 Sq. ft



FEATURES

Plumbing

To be verified

Condition of Roof

Elastomeric membrane / Sheet metal - ridge cap recently replaced

Service Contract

Hydro Solutions / Alarm System

Heating System

Commercial: forced-air electric furnace / Residential: electric baseboard heater

Hot Water System

Independent tanks (40 G ground floor / 60 G residential dwelling)

Electrical Panels

Circuit breakers

Exterior Siding

Clapboard and sheet metal

Environmental Report

No

Condition of Doors/Windows

Partial work 2020-2021

In-Building Services

Family medicine Notary
Osteopathy Hypnotherapist

REVENUE

	yearly	\$ / PI²
Residential	\$13,440	\$6.20
Affordable Res.		
Commercial	\$23,544	\$10.86
Lockers		
Parking		
Laundry		
Total Revenues	\$36,984	\$17.07
Expenses recovery	yearly	\$ / PI²
Total expenses recovery		
Total Gross Income	\$36,984	\$17.07
Vac. / Bad debt	\$1,089	\$0.50
EGR	\$35,895	\$16.56

EXPENSES

	Calc.	yearly	\$ / PI²
Administration	Estimated	\$349	\$0.16
Management Fees	Estimated	\$699	\$0.32
Municipal Taxes	Current	\$5,555	\$2.56
School Taxes	Current	\$334	\$0.15
Insurance	Current	\$5,993	\$2.77
Electricity	Current	\$2,776	\$1.28
Heating			
Snow Removal			
Elevator			
Lawn			
Structural Reserve	Estimated	\$545	\$0.25
Janitor			
Maintenance	Estimated	\$699	\$0.32
Appliances			
WiFi			
Heat Pump			
Hydro-Solution	Current	\$473	\$0.22
Total Expenses		\$17,422	\$8.04





