

3900 - 3910 MONTÉE SAINT-HUBERT SAINT-HUBERT

AREA : 6,224 SQ. FT.

PMML

FOR SALE



François Nepveu

Team François Nepveu

Senior VP

Real Estate Broker

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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Multi-Tenant Property

PROPERTY DESCRIPTION

PROPERTY AVAILABLE. The seller may be willing to negotiate the sale price. Well-located property in St-Hubert. Detached building on a large lot with ample parking.

HIGHLIGHTS

- ✓ Detached building with ample parking
- ✓ Abundant natural light through extensive window coverage
- ✓ Large floor area / generous dimensions

ASKING PRICE :

\$1,500,000

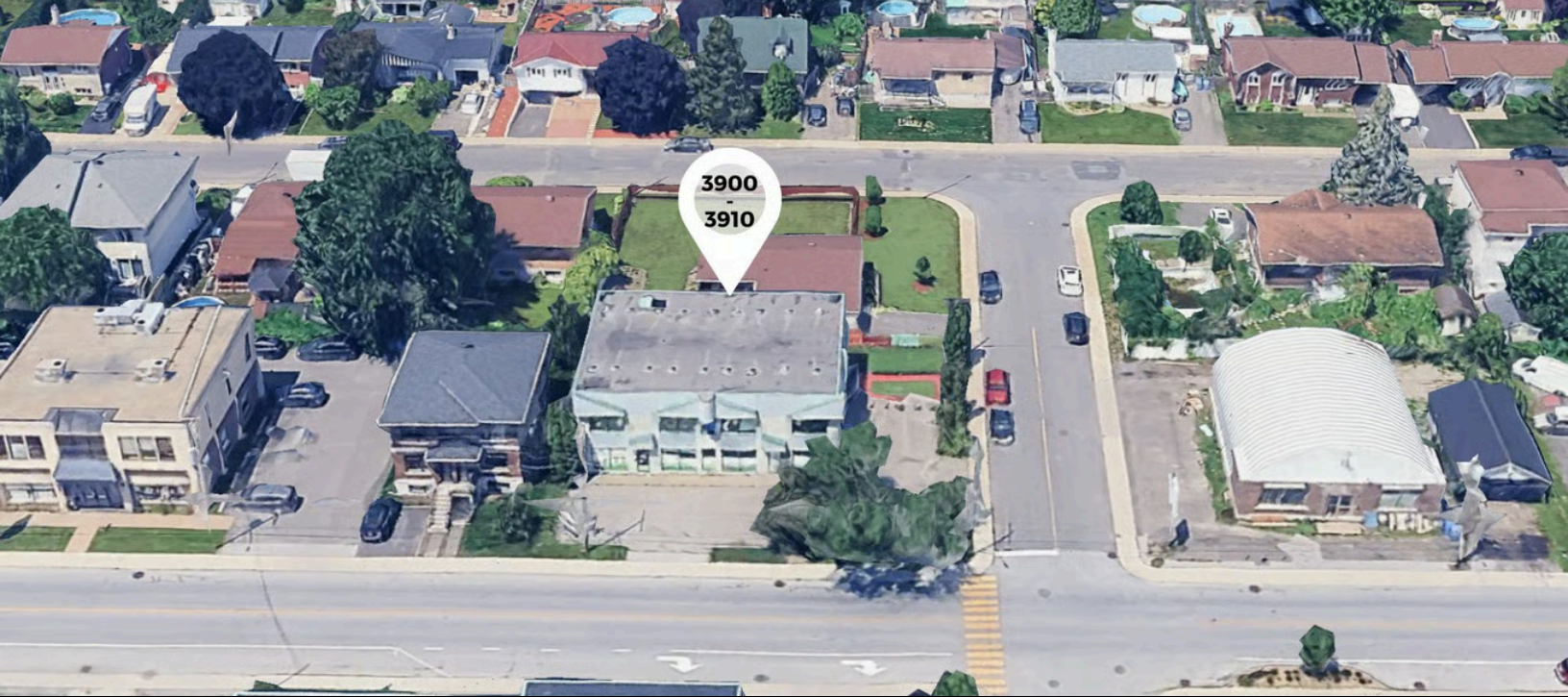
+ GST/PST

ADDITIONAL INFORMATION

The seller is a real estate broker.

According to the municipal assessment roll, the property comprises two civic addresses and two separate units.

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



3900 - 3910 Montée Saint-Hubert, Saint-Hubert

Main attractions of the sector

- The Saint-Hubert area offers numerous residential neighbourhoods, green spaces, and convenient access to Montreal.



BUILDING DESCRIPTION

General Information

Cadastral number	2 199 525
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Total Municipal Assessment

Cadastre	2 199 525
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Total Municipal Assessment	\$ 1 063 800
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Municipal Land Assessment	\$ 347 100
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Municipal Building Assessment	\$ 716 700
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Construction

Clearance Height	To be verified
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Number of Storeys	2
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Type of Building	Detached
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Type of Construction	À vérifier
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Year of Construction	1990
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Building Dimensions	14.62 X 19.80 meters IRR
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Features

Plumbing	To be verified
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Condition of Roof	To be verified
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Electrical Panels	Circuit breakers
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Exterior Siding	Bricks Vinyl
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Condition of Doors/Windows	To be verified
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Electromechanical System

Lighting	To be verified
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Fire System	Yes
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Security System	To be verified
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Existing Facilities	Daycare Center
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Parking

Type of Parking	Exterior
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Number of Parking Spaces	To be verified
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Area

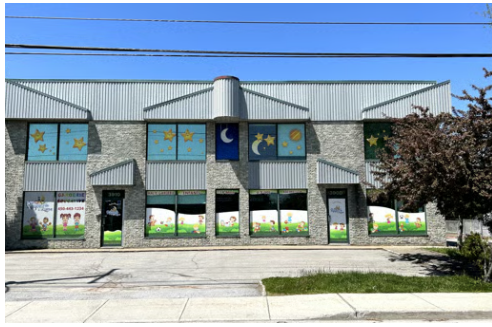
Gross Area	6,224 sq. ft.
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Leasable Surface Area	6,224 sq. ft.
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Land Surface Area	9 332 sq. ft.
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Building Area	À vérifier
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Average Surface Area / Unit	To be verified
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FEATURES

Plumbing

To be verified

Heating System

Electric baseboards

Exterior Siding

Bricks | Vinyl

In-Building Services

N/A

Condition of Roof

To be verified

Hot Water System

Independent water heaters

Environmental Report

None

Service Contract

No

Electrical Panels

Circuit breakers

Condition of Doors/Windows

To be verified



