

**483 ROUTE 138
DONNACONA**

AREA : 3,294 SQ. FT.

PMML

FOR SALE



Maxim Devarennnes

Real Estate Broker

📞 581-994-5100



maxim.devarennnes@pmml.ca



PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Single Tenant

PROPERTY DESCRIPTION

A magnificent commercial building with 3,294 sq ft of floor space, situated on a spacious lot of nearly 50,000 sq ft, ideally located in Donnacona. Offering excellent potential for a variety of commercial uses, the property benefits from a strategic location and a large outdoor area that provides ample parking and opportunities for additional development.

HIGHLIGHTS

- ✓ Excellent visibility on a busy thoroughfare
- ✓ AAA tenant (SAQ)
- ✓ Newly constructed and well-maintained building

ASKING PRICE :

\$1,250,000

+ GST/PST

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

2010 Construction

ADDITIONAL INFORMATION

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



483 Route 138, Donnacona

Main attractions of the sector

- Several restaurants, shops, and car dealerships.



BUILDING DESCRIPTION

General Information

Cadastral number 4 513 118

Total Municipal Assessment

Cadastre 4 513 118

Total Municipal Assessment 1 324 900 \$

Municipal Land Assessment 566 400 \$

Municipal Building Assessment 758 500 \$

Construction

Clearance Height 12 ft

Number of Storeys 1

Type of Building Detached

Type of Construction Structure en acier, fondation en béton coulé

Year of Construction 2010

Building Dimensions 3 294 sq.ft

Features

Plumbing ABS and PEX

Condition of Roof Good condition

Electrical Panels Breakers

Exterior Siding Fiber cement, wood, and stone

Condition of Doors/Windows Good condition

Electromechanical System

Lighting Fluorescent (Sales & Warehouse)

Fire System Smoke detectors

Security System Alarm system + cameras

Existing Facilities Retail sales area (RSA)

Building type

N/A

Parking

Type of Parking Extérieur

Number of Parking Spaces ~25 spots

Area

Gross Area 3 578 sq.ft

Leasable Surface Area 3 294 sq.ft

Land Surface Area 49 237 sq.ft

Building Area 3 294 sq.ft

Average Surface Area / Unit 3 294 sq.ft



FEATURES

Plumbing

ABS and PEX

Heating System

Gas-fired air heater (retail space & warehouse)

Exterior Siding

Fiber cement, wood, and stone

In-Building Services

-Air conditioning (roof-mounted unit) -Gas heating -Alarm system and security cameras

Condition of Roof

Good condition

Hot Water System

To be verified

Environmental Report

To be verified

Service Contract

To be verified

Electrical Panels

Breakers

Condition of Doors/Windows

Good condition

REVENUE

	yearly	\$ / PI²
Commercial	\$110,184	\$33.45
Lockers		
Parking		
Total Revenues	\$110,184	\$33.45
Expenses recovery	yearly	\$ / PI²
General Recovery	\$13,888	\$4.22
Tax Recovery		
Insurance Recovery		
Maintenance Recovery		
Total expenses recovery	\$13,888	\$4.22
Total Gross Income	\$124,072	\$37.67
Vac. / Bad debt	\$5,509	\$1.67
EGR	\$117,868	\$35.78

EXPENSES

	Calc.	yearly	\$ / PI²
Administration	Real	\$5,893	\$1.79
Management Fees			
Municipal Taxes	Current	\$22,264	\$6.76
School Taxes	Current	\$1,017	\$0.31
Insurance	Current	\$7,446	\$2.26
Electricity	Current	\$8,758	\$2.66
Heating			
Snow Removal			
Elevator			
Lawn			
Structural Reserve	Real	\$5,893	\$1.79
Janitor			
Maintenance	Real	\$1,179	\$0.36
WiFi			
Heat Pump			
Total Expenses		\$52,451	\$15.92



