

521 NOTRE-DAME JOLIETTE

AREA : 13,429 SQ. FT.

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

in a row

BUILDING CATEGORY

To be determined

PROPERTY DESCRIPTION

Three-storey commercial building ideally located in the heart of downtown Joliette. The ground floor is occupied by a tenant, while the second and third floors are currently vacant, offering an excellent opportunity for optimization based on your objectives. Its strategic location, within walking distance of numerous services, presents strong repositioning potential. Accessibility, pedestrian traffic, and long-term commercial vitality make this property an attractive value-add opportunity in an area undergoing active revitalization.

HIGHLIGHTS

Its city centre location maximizes accessibility, pedestrian traffic and long-term commercial appeal, while responding to current urban reinvestment trends.

ASKING PRICE :

\$685,000

+ GST/PST

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Plumbing and electrical systems updated in 2018 and 2019.
Section of the roof redone (elastomeric membrane – 2021).

ADDITIONAL INFORMATION

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

Subject to a PIIA.



521 Notre-Dame, Joliette

Main attractions of the sector

- Downtown, specialty shops, patios, and local businesses.
- Wide variety of restaurants, cafes, and bars. Joliette Art Museum, Place Bourget.
- Municipal parking nearby.



BUILDING DESCRIPTION

General Information

Cadastral number	2 902 307
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Total Municipal Assessment

Cadastre	2 902 307
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Total Municipal Assessment	574 200 \$
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Municipal Land Assessment	187 300 \$
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Municipal Building Assessment	386 900 \$
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Construction

Number of Storeys	3
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Type of Building	in a row
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Type of Construction	Brick, wood, steel
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Year of Construction	1958
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Building Dimensions	39,7 X 131,2 p irr
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Features

Plumbing	To be verified
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Condition of Roof	Elastomeric membrane a section redone in 2021
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Electrical Panels	Circuit breakers
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Exterior Siding	Acrylic, stucco and sheet metal
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Condition of Doors/Windows	Original
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Electromechanical System

Lighting	LED, suspended ceilings, fluorescent lighting
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Fire System	Yes
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Security System	Cameras, detectors, alarm system
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Existing Facilities	Ground floor commercial space, 2nd and 3rd floors vacant, basement: storage.
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Parking

Type of Parking	Municipal parking nearby
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Number of Parking Spaces	0
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Area

Gross Area	13,429 sq.ft
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Leasable Surface Area	11,500 sq.ft
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Land Surface Area	5,907 sq.ft
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Building Area	13,429 sq.ft
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Average Surface Area / Unit	To be verified
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FEATURES

Plumbing

To be verified

Heating System

Electric heating, supplemental

Exterior Siding

Acrylic, stucco and sheet metal

In-Building Services

Glace nature - Artisanal Creamery

Condition of Roof

Elastomeric membrane | a section redone in 2021

Hot Water System

Independent tanks

Environmental Report

Phase I - update required

Service Contract

Alarm system: \$15/month

Electrical Panels

Circuit breakers

Condition of Doors/Windows

Original

REVENUE

	yearly	\$ / PI²
Commercial	\$36,000	\$2.68
Lockers		
Parking		
Total Revenues	\$36,000	\$2.68
Expenses recovery	yearly	\$ / PI²
General Recovery		
Tax Recovery		
Insurance Recovery		
Maintenance Recovery		
Total expenses recovery		
Total Gross Income	\$36,000	\$2.68
Vac. / Bad debt		
EGR	\$36,000	\$2.68

EXPENSES

	Calc.	yearly	\$ / PI²
Administration			
Management Fees	Current	\$1,080	\$0.08
Municipal Taxes	Current	\$8,544	\$0.64
School Taxes	Current	\$366	\$0.03
Insurance			
Electricity	Current	\$11,148	\$0.83
Heating			
Snow Removal			
Elevator			
Lawn			
Structural Reserve	Current	\$540	\$0.04
Janitor	Estimated	\$360	\$0.03
Maintenance	Estimated	\$1,800	\$0.13
WiFi			
Heat Pump			
Système D'alarme	Current	\$357	\$0.03
Total Expenses		\$24,195	\$1.80







