

5896-5898 PAPINEAU ROSEMONT

AREA : 2,280 SQ. FT.

PMML

FOR SALE



Florian Leterrier

Team Florian Leterrier

Executive VP

Real Estate Broker

📞 514-926-4293

✉️ florian.leterrier@pmml.ca



PMML.CA



BUILDING TYPE

Attached

BUILDING CATEGORY

Single Tenant

PROPERTY DESCRIPTION

A magnificent commercial building, ideal for an owner-occupier or an entrepreneur looking to convert one of the floors—or the entire building—into residential units. Exceptional visibility and natural foot traffic. The total area is approximately 2,280 square feet, spread over two floors, plus a 1,140-square-foot basement for storage.

HIGHLIGHTS

- ✓ Exceptional visibility on a main thoroughfare.
- ✓ Above-ground area of approximately 2,280 sq. ft. (plus 1,140 sq. ft. of storage space in the basement).
- ✓ Possibility to convert 5896 to residential use (2nd floor).
- ✓ Possibility to convert 5898 to residential use (1st floor).
- ✓ Building equipped with a freight elevator.

ASKING PRICE :

\$380,000

+ GST/PST

PRICE PER SQ. FT. :

293,42

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

N/A

ADDITIONAL INFORMATION

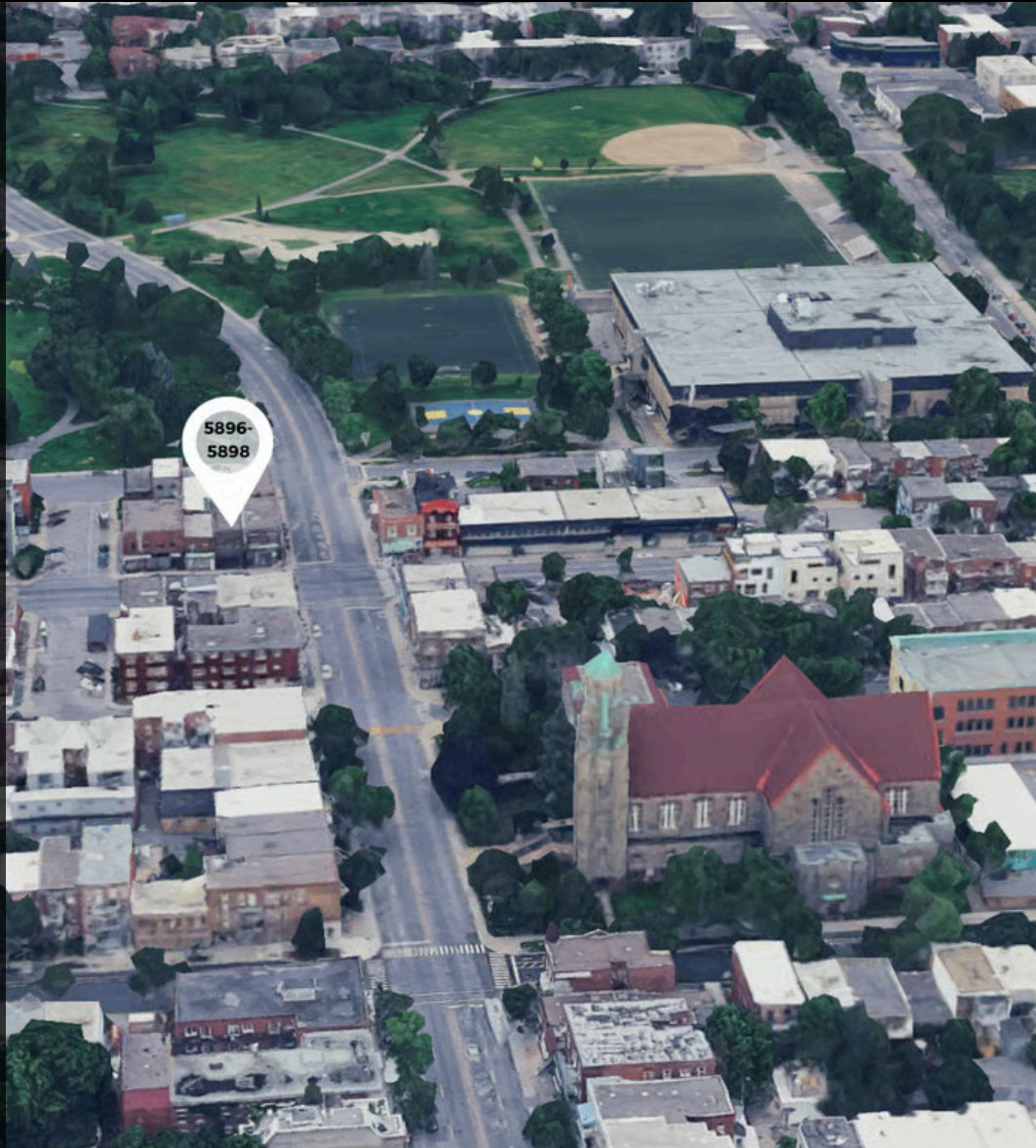
The sale is made without legal warranty of quality to the risks and perils of the buyer.



5896-5898 Papineau , Rosemont

Main attractions of the sector

- Strategic location in a vibrant neighborhood.
- Optimal accessibility via main roads and public transportation.
- Strong commercial potential in a rapidly developing area.
- Close to many amenities: schools, parks, playgrounds, restaurants, local shops, downtown, and major commercial arteries.



BUILDING DESCRIPTION

General Information

Cadastral number 3 795 057

Total Municipal Assessment

Cadastre 3 795 057

Total Municipal Assessment \$365 800

Municipal Land Assessment \$158 900

Municipal Building Assessment \$206 900

Construction

Clearance Height To be verified

Number of Storeys 2

Type of Building Attached

Type of Construction Wood structure

Year of Construction 1928

Building Dimensions 20 x 57

Remaining economic lifespan: 25 years

Features

Plumbing Standard equipment for use (Good condition)

Condition of Roof Tar and gravel roofing (Good condition)

Electrical Panels Circuit breakers (Good condition)

Exterior Siding Brick / Architectural blocks / Aluminum

Condition of Doors/Windows Original windows: Aluminum / Sliding

Electromechanical System

Lighting LED

Fire System Smoke detectors / Central alarm panel / Emergency lighting

Security System To be verified

Building type

The sale is made without legal warranty of quality to the risks and perils of the buyer.

Parking

Type of Parking None

Number of Parking Spaces None

Area

Gross Area 3,420 sq.ft. (building area including basement)

Leasable Surface Area To be verified with the broker.

Land Surface Area 1140 sq. ft.

Building Area 2,280 sq. ft. (Building area excluding basement)

Average Surface Area / Unit To be verified with the broker.



FEATURES

Plumbing

Standard equipment for use
(Good condition)

Heating System

Hot water + electrical baseboard
(Good condition)

Exterior Siding

Brick / Architectural blocks /
Aluminum

In-Building Services

The location benefits from all
municipal services provided by
the city The property is
connected to the public sewer
and water supply systems.

Condition of Roof

Tar and gravel roofing (Good
condition)

Hot Water System

Central oil tank (Good condition)

Environmental Report

Available - Phase 2 (2015)

Service Contract

N/A

Electrical Panels

Circuit breakers (Good condition)

Condition of Doors/Windows

Original windows: Aluminum /
Sliding



