

**59 ROUTE 138
PORT-CARTIER**

AREA : 5,589 SQ. FT.

PMML

FOR SALE

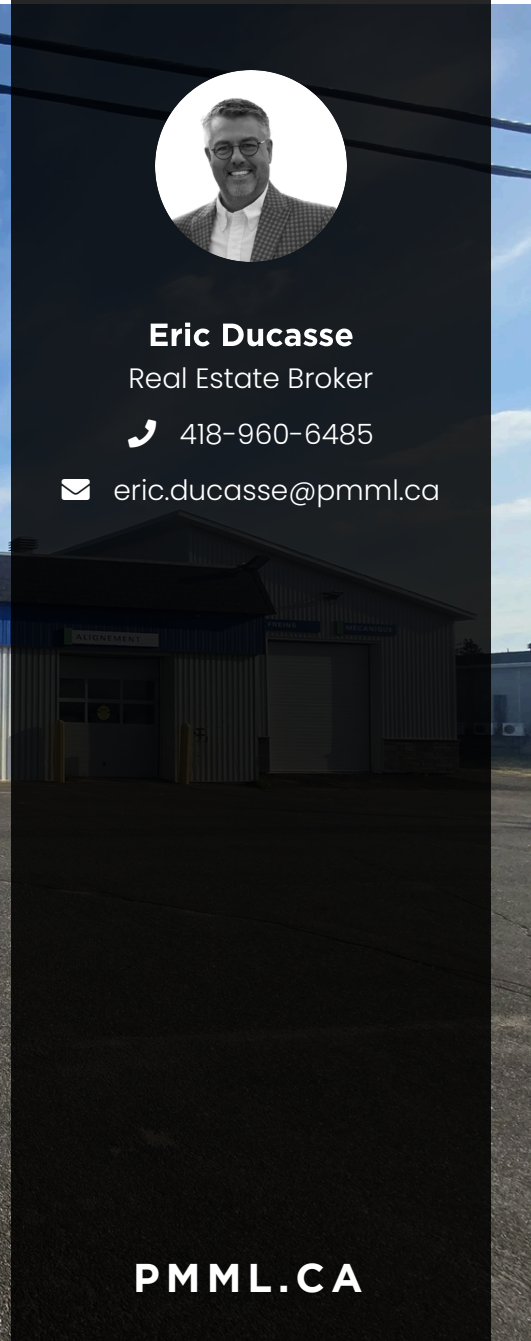


Eric Ducasse

Real Estate Broker

📞 418-960-6485

✉ eric.ducasse@pmml.ca



PMML.CA



BUILDING TYPE

Isolated

BUILDING CATEGORY

Car Dealership

PROPERTY DESCRIPTION

A unique investment opportunity in Port-Cartier.

This 5,589-square-foot building is located on the main thoroughfare at 59 Route 138. The owner has been operating a POINT S store there for several years. The building has been meticulously maintained and features high-quality fixtures and fittings.

A dynamic industrial city with a major port, Port-Cartier benefits from the presence of major companies such as ArcelorMittal, Arbec, Black Pearls, Biocarburant AECN, and Carbonity. These industries generate significant economic benefits for local businesses, ensuring the sector's long-term viability.

HIGHLIGHTS

- ✓ Point S is proud to offer a wide range of tires from leading brands, such as Yokohama, Pirelli, Goodyear, and Toyo. With a presence in over 38 countries and a network of more than 5,500 retail locations and service centers, our brand has built a solid reputation in the tire and automotive service industries.
- ✓ Our services include oil changes, general auto repair, and tire sales and installation. Additionally, our Port-Cartier location offers propane refueling services.
- ✓ Please note that we hold an impound license. With this in mind, developing a towing service would undoubtedly be a strategic addition.

ASKING PRICE :

\$1,250,000

+ GST/PST

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

In 2023, a 2,100-square-foot expansion was completed.

In 2024, an oil distribution system

ADDITIONAL INFORMATION

Are you looking to own your own garage or expand your current business?

Now is the perfect opportunity to take the reins of the Point S garage in Port-Cartier. In addition to benefiting from a world-renowned brand, you'll have access to equipment in excellent condition to launch or grow your business venture right away.

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



59 Route 138, Port-Cartier

Main attractions of the sector

- I would like to draw your attention to the industrial sector in Port-Cartier. The presence of strategic port infrastructure and the diversity of local industries generate significant economic benefits for the entire region.
- These factors strengthen local economic stability and make investments in this sector particularly attractive.



BUILDING DESCRIPTION

General Information

Cadastral number	4 692 336
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Total Municipal Assessment

Cadastral number	4 692 336
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Total Municipal Assessment	499 800 \$
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Municipal Land Assessment	65 800 \$
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Municipal Building Assessment	434 000 \$
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Construction

Clearance Height	Workshop approx. 14 ft
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Number of Storeys	1
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Type of Building	Isolated
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Type of Construction	Old section: Wooden frame and concrete block; new section: Wooden frame
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Year of Construction	1959
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Building Dimensions	To be verified
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In 2023, a 2,100-square-foot expansion was completed. In 2024, an oil distribution system

Features

Plumbing	Copper
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Condition of Roof	Sheet metal on the old section with a waterproofing membrane, and a shingle roof covering on the new section
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Electrical Panels	Circuit breakers
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Exterior Siding	Sheet metal
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Condition of Doors/Windows	Aluminum / Glass / Steel / PVC
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Electromechanical System

Lighting	LED fluorescence
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Fire System	Smoke detectors connected to a control panel, Carbon monoxide detector
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Security System	Alarm system connected to a monitoring center plus cameras
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Existing Facilities	Point S: Auto Repair Shop
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Parking

Type of Parking	Asphalt in the front and gravel in the rear
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Number of Parking Spaces	Approx. 20 spaces
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Area

Gross Area	5 589 Sq Ft
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Leasable Surface Area	5 589 Sq Ft
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Land Surface Area	40 007 Sq Ft
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Building Area	5 589 Sq Ft
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Average Surface Area / Unit	5 329 Sq Ft
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FEATURES

Plumbing

Copper

Condition of Roof

Sheet metal on the old section with a waterproofing membrane, and a shingle roof covering on the new section

Service Contract

Propane Tank Rental

Heating System

The workshop is heated by propane and a hot-water-based forced-air heater; the reception area has baseboard heating and a heat pump

Hot Water System

Central tank

Electrical Panels

Circuit breakers

Exterior Siding

Sheet metal

Environmental Report

Phase I and Phase II will need to be redone

Condition of Doors/Windows

Aluminum / Glass / Steel / PVC

In-Building Services

Outside, there are four 40-foot containers equipped with tire racking for storing customers' tires. The garage has 4 mechanical lifts, 1 Hunter alignment table with an alignment machine, 4 tire changers, and 4 high-end tire balancers recently acquired. The 4 mechanic's toolboxes belong to the garage. 1 hydraulic press for exhaust pipes. Various specialized mechanical tools.

