

600 - 602 GALT OUEST MONT-BELLEVUE

AREA : 54,658 SQ. FT.

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Multi-Tenant Property

PROPERTY DESCRIPTION

Commercial building of 54,658 sq ft, a rare opportunity in the heart of Sherbrooke. Built on a lot of 50,429 sq ft located on the Galt West corridor, this site benefits from zoning allowing for multiple commercial and residential uses. Located in an area targeted by the City for densification and mixed uses, near the Université de Sherbrooke, services, and downtown, it offers excellent redevelopment potential in a growing sector.

HIGHLIGHTS

- ✓ Maison Bureau et Bureau may remain as a tenant following the transaction at for up to 3 years.
- ✓ The 7,100 sq. ft. Unit 602 is occupied by Corbeil, subject to the current lease.
- ✓ Intensification and redevelopment potential.
- ✓ Transforming corridor with strong leasing demand.
- ✓ Value-creation potential through optimization of permitted uses.

ASKING PRICE :
\$5,500,000
+ GST/PST

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Over \$455,000 invested since 2017

Partial roof replacement (2017): \$220,000

2nd floor lighting modernized (\$40,000)

3 bathrooms renovated (\$45,000)

Facade undergoing modernization: siding, masonry, signs, and lighting (\$150,000)

ADDITIONAL INFORMATION

Corbeil 7100 sq ft

Maison Bureau Bureau 13,787 sq ft + Ground floor: 29,677 sq ft

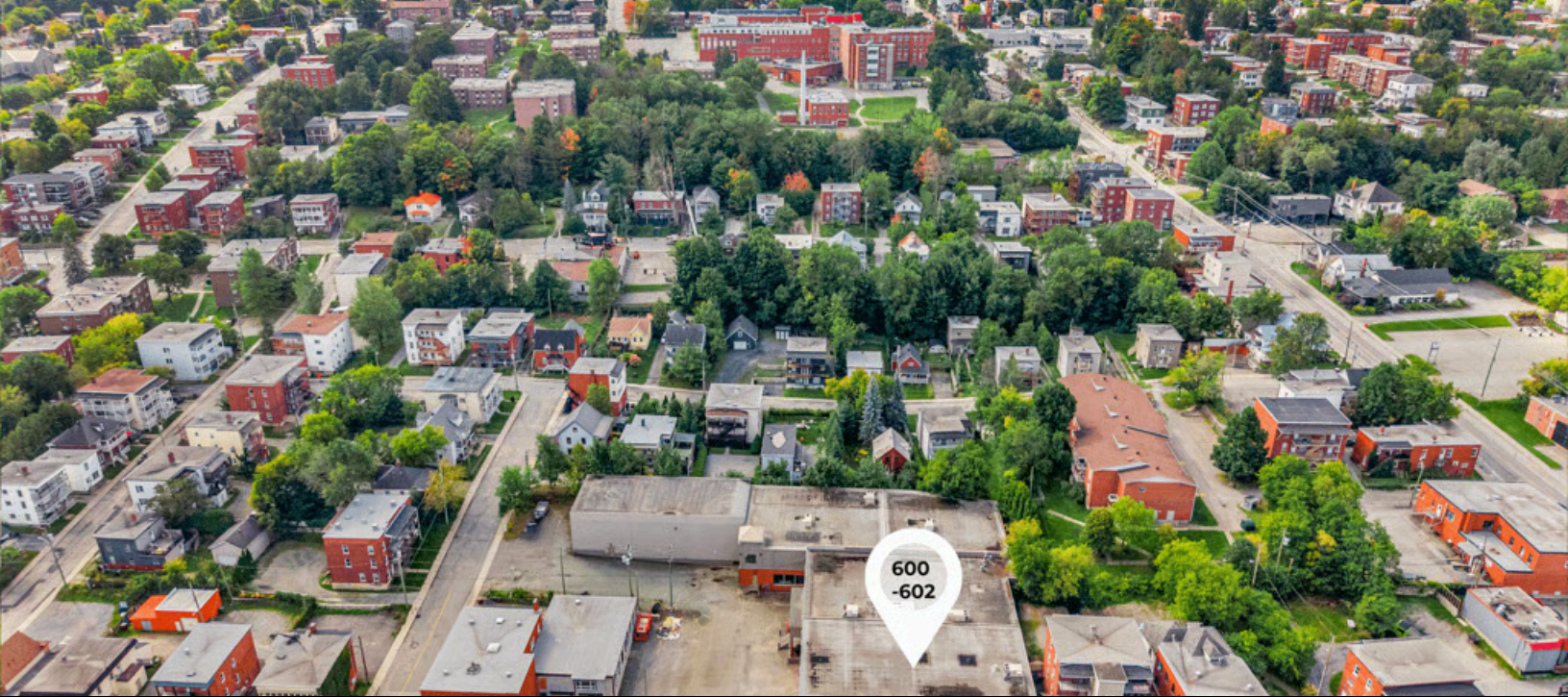
10,185 sq ft of storage/loading dock (common area)

Basement of 1,340 sq ft. (common area)

2 Loading docks

2 Lifts: storage section (mobile and freight elevator)

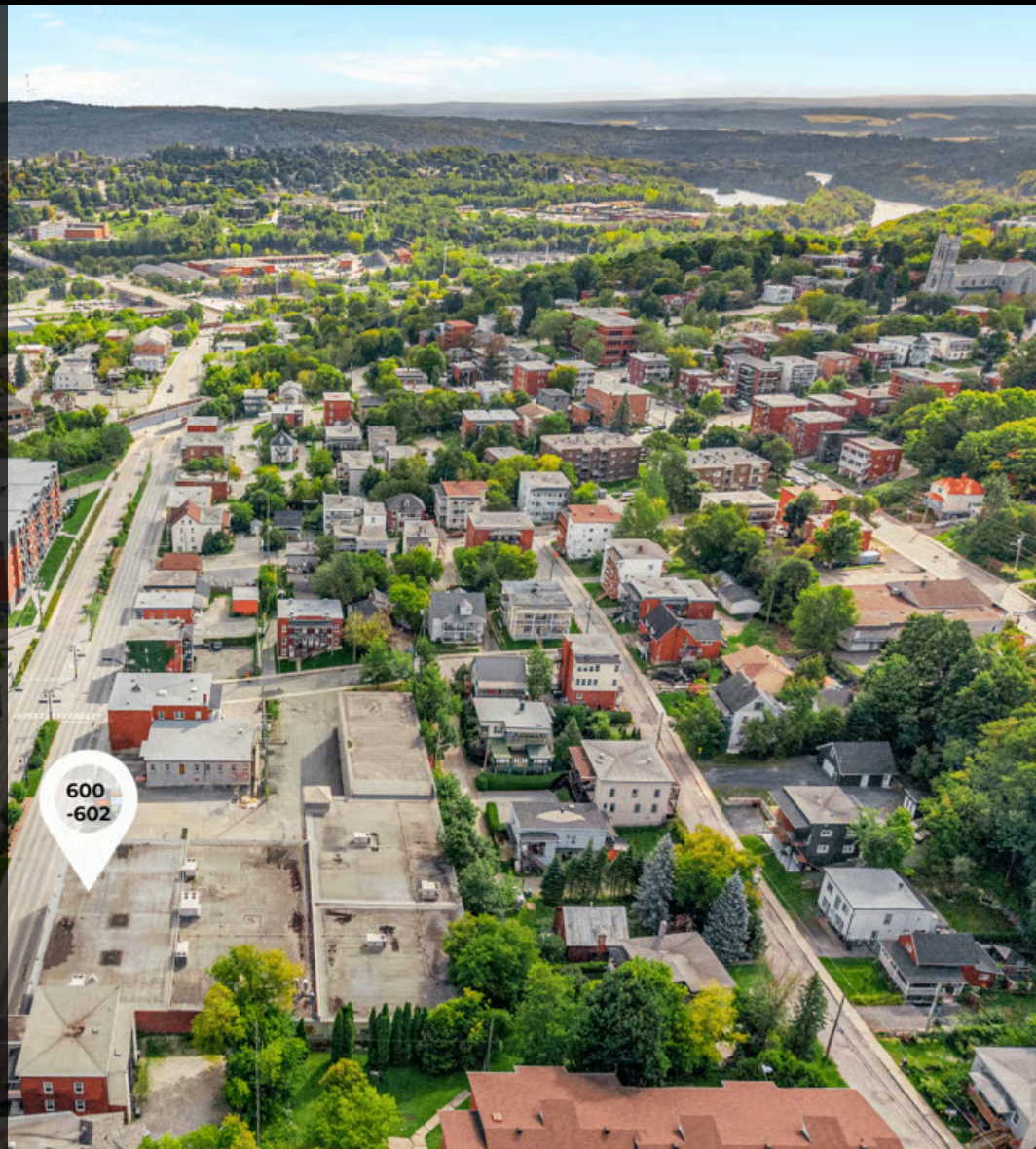
Sale without legal warranty of quality, at the buyer's risk and peril



600 - 602 Galt Ouest, Mont-Bellevue

Main attractions of the sector

- Strategic sector near Université de Sherbrooke
- Corridor connecting the university sector to downtown
- Sector targeted for revitalization and densification
- Major investments in the redevelopment of Galt West
- Quick access to services, shops, and healthcare facilities



BUILDING DESCRIPTION

General Information

Cadastral number	1 030 720
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Total Municipal Assessment

Cadastre	1,030,720
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Total Municipal Assessment	3,452,100 \$
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Municipal Land Assessment	983,900 \$
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Municipal Building Assessment	2,468,200 \$
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Construction

Clearance Height	9,3 à 27,6 ft
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Number of Storeys	2
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Type of Building	Detached
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Type of Construction	Brick and wood
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Year of Construction	1973
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Building Dimensions	54,658 sq ft
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Electromechanical System

Lighting	LED lighting (2nd floor)
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Fire System	Yes
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Security System	3 int cameras + 1 ext
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Existing Facilities	N/A
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Building type

Commercial

Parking

Type of Parking	Outdoor
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Number of Parking Spaces	36 spaces
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Area

Gross Area	54,658 sq ft
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Leasable Surface Area	54 658 sq ft
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Land Surface Area	50,429 sq ft
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Building Area	54,658 sq ft
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Average Surface Area / Unit	N/A
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FEATURES

Plumbing

Copper, ABS

Heating System

Air conditioning and ventilation:
Forced air with electric rooftop
units

Exterior Siding

Beige roughcast/stucco and red-
brown brick siding

Condition of Doors/Windows

Good condition 2000 - Facade
sealant 2026

Condition of Roof

Elastomeric membrane,
Insulation, redone in 2017

Hot Water System

Hot water radiators with natural
gas boiler

Distance from fire station and hydrant

Fire station 3 3 km

In-Building Services

MBB (Maison Bureau Bureau)
Corbeil Électroménager

Service Contract

Freight elevator, air
conditioning/heating, security
system

Electrical Panels

Circuit breakers - 400 A / 600 V
AC

Environmental Report

Phase II Environmental study
(2021) favorable



