

**625 LAURIER OUEST
SAINTE-MARIE-MADELEINE**

AREA : 28,838 SQ. FT.

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Single Tenant

PROPERTY DESCRIPTION

Strategic commercial building of approximately 28,838 sq. ft. (+ mezzanine) on a 4,479.6 m² lot, offering exceptional visibility on Laurier Blvd. (Route 116) at the entrance to Saint-Hyacinthe. It includes a large showroom, several offices, a mezzanine fitted with office space and a conference room, a kitchen, communicating garages with 7 ground-level doors, a clear height of 16 feet, and ample parking.

HIGHLIGHTS

- ✓ Commercial building of 28,838 sq. ft. + mezzanine
- ✓ 4,479.6 m² lot with large asphalt parking
- ✓ Exceptional visibility on Route 116
- ✓ Large showroom
- ✓ 7 ground-level doors and no loading dock (possibility to add 2)
- ✓ 16-foot clear height

ASKING PRICE :

\$4,275,000

+ GST/PST

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Extension 1998

2nd L-shaped Extension 2017/2018

Roof 2018

Rear Extension 2018/2019

ADDITIONAL INFORMATION

Property currently vacant and used only for the storage of the owner's personal effects. Formerly fitted out for a motorized vehicle dealership. Heated garage with several service bays, administrative offices, washrooms, employee kitchen, conference room, and mezzanine.

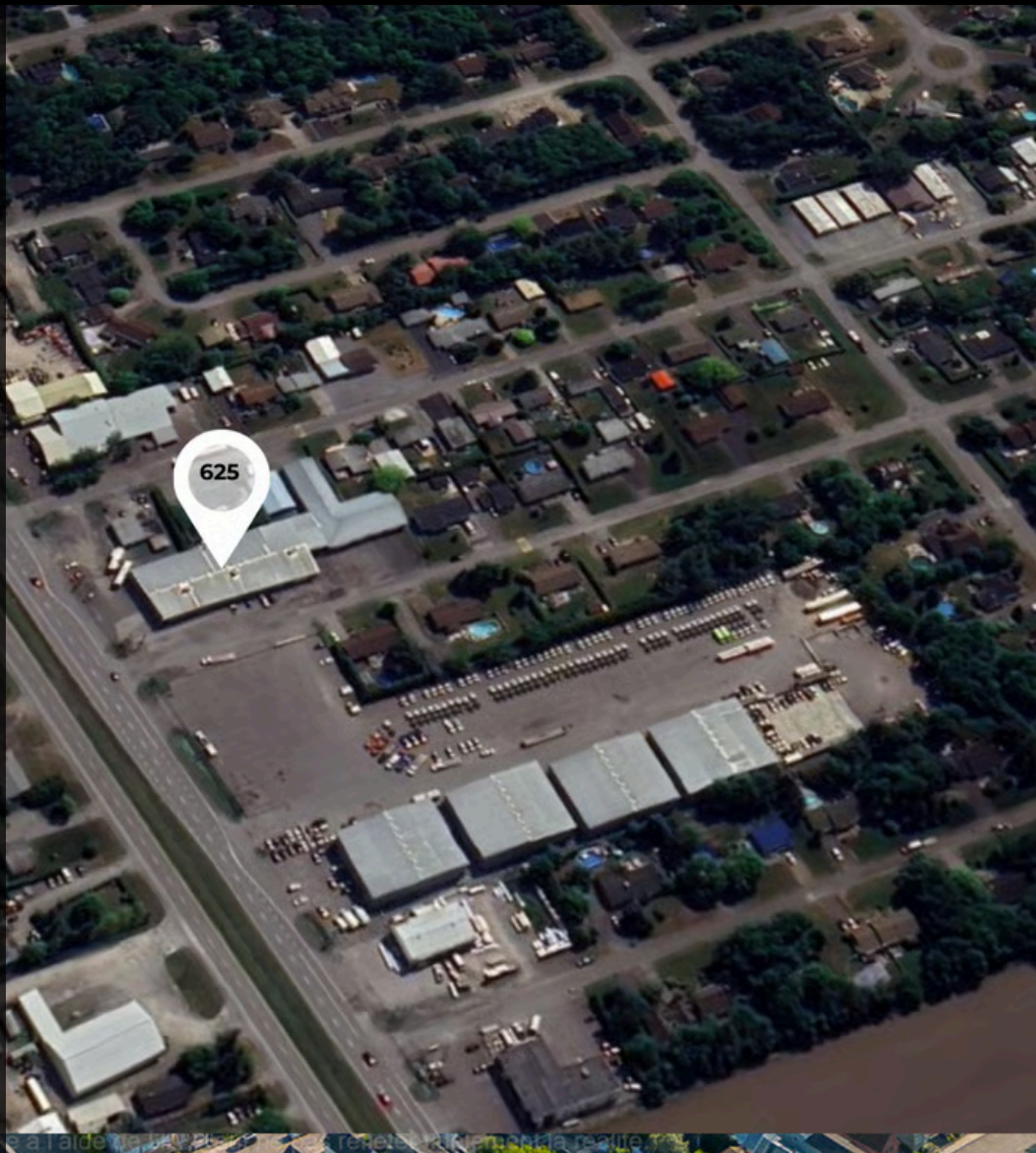
The sale is made without any legal warranty of quality, at the buyer's own risk.



625 Laurier Ouest, Sainte-Marie-Madeleine

Main attractions of the sector

- Located at the entrance to Saint-Hyacinthe on a very busy road axis (Route 116), close to the highway, shops, services, and public transportation.



BUILDING DESCRIPTION

General Information

Cadastral number	5 590 445
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Total Municipal Assessment

Cadastre	5 590 445
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Total Municipal Assessment	2 275 400 \$
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Municipal Land Assessment	427 300 \$
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Municipal Building Assessment	1 848 100 \$
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Construction

Clearance Height	16
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Number of Storeys	1
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Type of Building	Detached
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Type of Construction	Concrete slab, steel structure
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Year of Construction	1980, 1998, 2018
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Building Dimensions	To be verified
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The sale is made without legal warranty of quality, at the buyer's risk.

Features

Plumbing	Copper, Pex
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Condition of Roof	Renovated metallic
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Electrical Panels	Circuit breakers
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Exterior Siding	Aluminum
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Condition of Doors/Windows	Good condition
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Electromechanical System

Lighting	Neon, incandescent, LED
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Fire System	Smoke detectors
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Security System	Connected alarm
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Existing Facilities	Showroom, offices, mezzanine, garages
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Building type

Vacant commercial building, for owner-occupant, was occupied by a motorcycle recreational vehicle dealership, followed by motorized vehicles. Located on a corner lot offering excellent commercial visibility. Possibility of indoor storage, light industrial at the rear. The sale is made without legal warranty of quality, at the buyer's risk.

Parking

Type of Parking	20 driveways + garage that can accommodate more than 50 vehicles
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Number of Parking Spaces	Approximately 60 spaces
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Area

Gross Area	28,838 sq. ft.
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Leasable Surface Area	28,838 sq. ft. + mezzanine
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Land Surface Area	48,218 sq. ft.
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Building Area	28,838 sq. ft.
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Average Surface Area / Unit	N/A
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FEATURES

Plumbing

Copper, Pex

Heating System

Electric baseboards, natural gas

Exterior Siding

Aluminum

In-Building Services

Huge showroom, administrative offices, employee kitchen, employee lounge, washrooms, conference room, mezzanine, storage spaces, machine room, 7 ground-level doors (3 doors of 20' x 14', 3 doors of 16' x 14', 1 door of 8' x 10' as well as 2 interior doors, one of which is 16' x 14'), ample outdoor parking.

Condition of Roof

Renovated metallic

Hot Water System

Independent tanks

Environmental Report

Update to be done

Service Contract

N/A

Electrical Panels

Circuit breakers

Condition of Doors/Windows

Good condition

