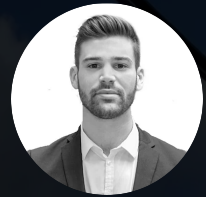


**780 LOUIS-CYR
SAINT-JEAN-DE-MATHA**

AREA : 2,700 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

Detached

BUILDING CATEGORY

Multi-Tenant Property

PROPERTY DESCRIPTION

Beautiful commercial building strategically located on Route Louis-Cyr in Saint-Jean-de-Matha, in close proximity to essential shops and services, offering exceptional visibility. The property features approximately 3,750 sq. ft. of leasable area. A 2,200 sq. ft. unit will become available starting January 2026, making it ideal for an owner-occupant.

HIGHLIGHTS

- ✓ Commercial building with 3,750 sq. ft. of leasable area
- ✓ Three separate units
- ✓ A 2,200 sq. ft. unit will be available for lease or owner occupancy starting January 2026

ASKING PRICE :

\$514,000

+ GST/PST

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

2023: Entire building repainted

2023: New concrete staircase at the front

2025: Planned work — parking lot expansion, foundation corner crack repair, and French drain cleaning

ADDITIONAL INFORMATION

A 2,200 sq. ft. unit will become available starting January 2026, making it ideal for an owner-occupant.



780 Louis-Cyr, Saint-Jean-de-Matha

Main attractions of the sector

- Strategic Location and Excellent Visibility



BUILDING DESCRIPTION

General Information

Cadastral number	5 712 062
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Total Municipal Assessment

Cadastre	5 712 062
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Total Municipal Assessment	287 900\$
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Municipal Land Assessment	120 800\$
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Municipal Building Assessment	167 100\$
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Construction

Number of Storeys	1
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Type of Building	Detached
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Type of Construction	Wood
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Year of Construction	1963
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Building Dimensions	66.1 ft x 30.6 ft irreg.
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Features

Plumbing	To be verified
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Condition of Roof	To be verified
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Electrical Panels	Circuit breakers
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Exterior Siding	To be verified
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Condition of Doors/Windows	Original condition
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Electromechanical System

Lighting	To be verified
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Fire System	Smoke detectors
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Security System	To be verified
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Parking

Type of Parking	Outside
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Number of Parking Spaces	10
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Area

Gross Area	2 033 sq. ft.
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Leasable Surface Area	3 750 sq. ft.
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Land Surface Area	13 561 sq. ft.
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Building Area	2 033 sq. ft.
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Average Surface Area / Unit	2 033 sq. ft.
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FEATURES

Plumbing

To be verified

Heating System

Electric baseboard heating

Exterior Siding

To be verified

In-Building Services

Isabelle Normandin Massage
Therapy Hair Salon Florist

Condition of Roof

To be verified

Hot Water System

Independent water tank

Environmental Report

Updates to be done

Service Contract

N/A

Electrical Panels

Circuit breakers

Condition of Doors/Windows

Original condition

REVENUE

	yearly	\$ / PI²
Commercial	\$40,380	\$14.96
Lockers		
Parking		
Total Revenues	\$40,380	\$14.96
Expenses recovery	yearly	\$ / PI²
General Recovery		
Tax Recovery		
Insurance Recovery		
Maintenance Recovery		
Total expenses recovery		
Total Gross Income	\$40,380	\$14.96
Vac. / Bad debt		
EGR	\$40,380	\$14.96

EXPENSES

	Calc.	yearly	\$ / PI²
Administration			
Management Fees	Current	\$1,211	\$0.45
Municipal Taxes	Current	\$2,086	\$0.77
School Taxes	Current	\$202	\$0.07
Insurance	Current	\$4,062	\$1.50
Electricity			
Heating			
Snow Removal	Current	\$1,150	\$0.43
Elevator			
Lawn			
Structural Reserve	Current	\$606	\$0.22
Janitor	Estimated	\$1,211	\$0.45
Maintenance	Estimated	\$2,019	\$0.75
WiFi			
Heat Pump			
Total Expenses		\$12,548	\$4.65

