

82-86 DU CURÉ-LABELLE SAINTE-THÉRÈSE

AREA : 2,956 SQ. FT.

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Single Tenant

PROPERTY DESCRIPTION

Strategic Investment Opportunity – Boulevard du Curé-Labelle. Commercial building ideally located on a main thoroughfare, offering excellent visibility, high foot traffic, and quick access to major highways and numerous nearby amenities. The property consists of ****three commercial units****, offering excellent potential for maximizing revenue and great operational flexibility.

HIGHLIGHTS

- ✓ Unit #86 – First floor + basement – Opportunity for an owner occupier.
- ✓ Established commercial area, close to shops, restaurants, services, and institutions. High residential and commercial density, generating a large customer base. Suitable for an investor or an owner-occupier looking to benefit from a strategic location.

ASKING PRICE :

\$659,000

+ GST/PST

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

N/A

ADDITIONAL INFORMATION

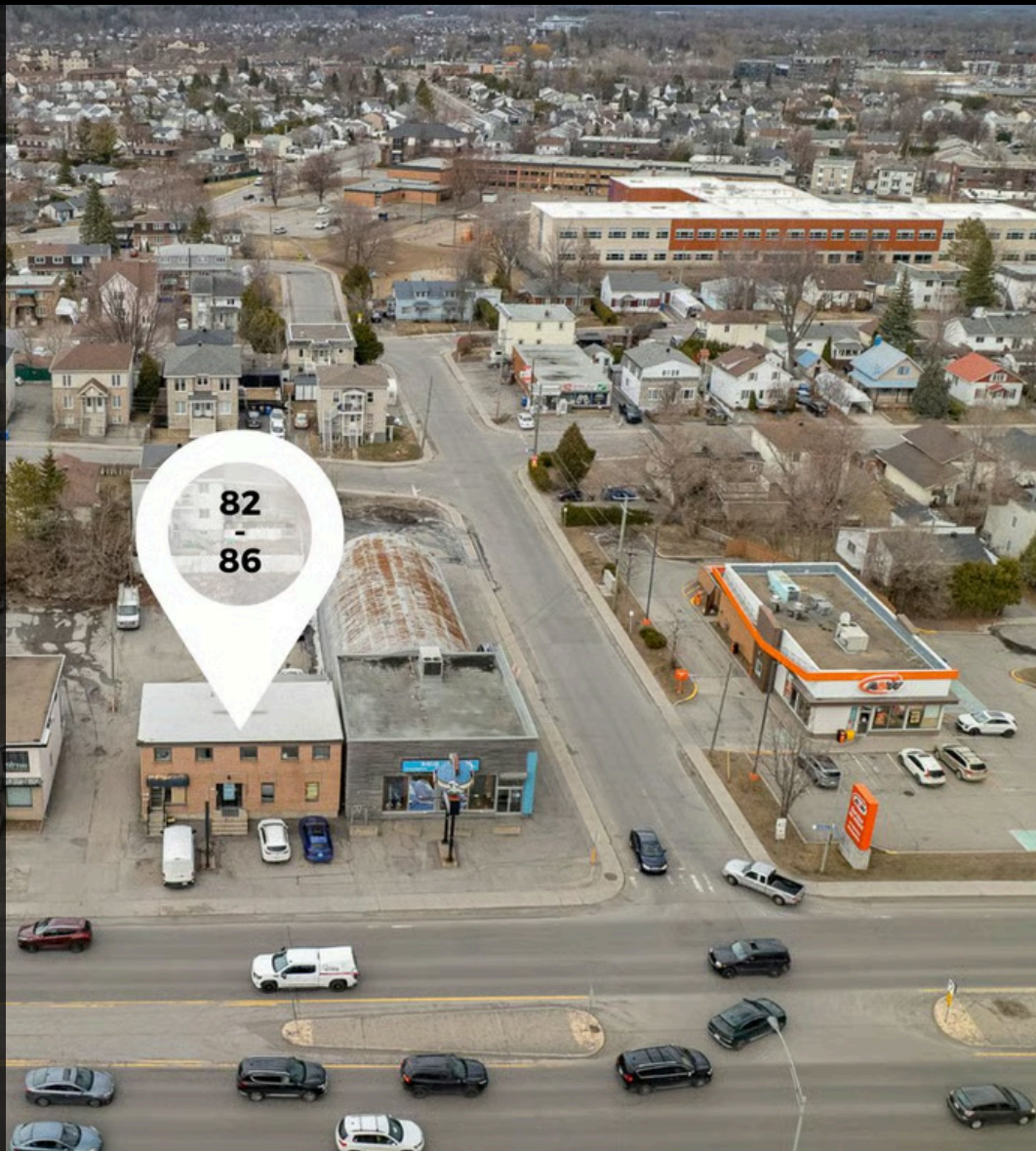
This sale is made without legal warranty of quality, at the buyer's risk.
Foreclosure.



82-86 du Curé-Labelle, Sainte-Thérèse

Main attractions of the sector

- Strategic location on Boulevard du Curé-Labelle.
- Close to the Village of Sainte-Thérèse.
- Excellent accessibility thanks to its proximity to Highways 15 and 640.
- Dynamic commercial environment.
- Comprehensive local amenities.
- Desirable quality of life.
- Growing local market.



BUILDING DESCRIPTION

General Information

Cadastral number	3 006 763
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Total Municipal Assessment

Cadastre	3 006 763
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Total Municipal Assessment	485 800 \$
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Municipal Land Assessment	274 700 \$
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Municipal Building Assessment	211 100 \$
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Construction

Clearance Height	To be verified
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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 aluminum
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Year of Construction	1940
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Building Dimensions	13,51 X 14,45 irr
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N/A

Features

Plumbing	To be verified
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Condition of Roof	To be verified - Elastomeric membrane, gravel & asphalt
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Electrical Panels	Electric baseboard heaters
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Exterior Siding	Brick and stone
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Condition of Doors/Windows	Average 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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Existing Facilities	To be verified
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Parking

Type of Parking	Exterior
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Number of Parking Spaces	13 spaces
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Area

Gross Area	2,956 sq.ft
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Leasable Surface Area	2,956 sq.ft
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Land Surface Area	8 550 sq.ft.
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Building Area	2,956 sq.ft
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Average Surface Area / Unit	To be verified
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FEATURES

Plumbing

To be verified

Heating System

To be verified - Electric

Exterior Siding

Brick and stone

In-Building Services

Beauty center and massage therapy Heating, Ventilation, and Air Conditioning company

Condition of Roof

To be verified - Elastomeric membrane, gravel & asphalt

Hot Water System

To be verified - 2014-2018

Environmental Report

Update to be done

Service Contract

N/A

Electrical Panels

Electric baseboard heaters

Condition of Doors/Windows

Average condition

REVENUE

	yearly	\$ / PI²
Commercial	\$68,400	\$23.14
Lockers		
Parking		
Total Revenues	\$68,400	\$23.14
Expenses recovery	yearly	\$ / PI²
Total expenses recovery		
Total Gross Income	\$68,400	\$23.14
Vac. / Bad debt		
EGR	\$68,400	\$23.14

EXPENSES

	Calc.	yearly	\$ / PI²
Administration	Real	\$103	\$0.03
Management Fees	Real	\$2,052	\$0.69
Municipal Taxes	Estimated	\$4,005	\$1.35
School Taxes	Current	\$316	\$0.11
Insurance	Current	\$4,006	\$1.36
Electricity			
Heating			
Snow Removal			
Elevator			
Lawn			
Structural Reserve	Real	\$1,368	\$0.46
Janitor	Real	\$2,052	\$0.69
Maintenance	Real	\$2,736	\$0.93
WiFi			
Heat Pump			
Total Expenses		\$16,638	\$5.63

