

**854 - 858 ST-ISIDORE
SAINT-LIN-LAURENTIDES**

AREA : 1,289 SQ. FT.

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Mixed Uses

PROPERTY DESCRIPTION

Detached, two-story mixed-use building featuring two commercial units on the ground floor and a residential unit on the upper floor. Located on a commercial thoroughfare offering excellent visibility and easy access.

HIGHLIGHTS

Well-maintained building generating commercial and residential income. Renovated façade, metal roof, and a residential unit renovated in 2021. Excellent visibility for the commercial spaces.

ASKING PRICE :

\$695,000

+ GST/PST ON THE COMMERCIAL PORTION

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Property fully renovated in 2021.

Metal roof repainted in 2021.

Exterior siding modernized.

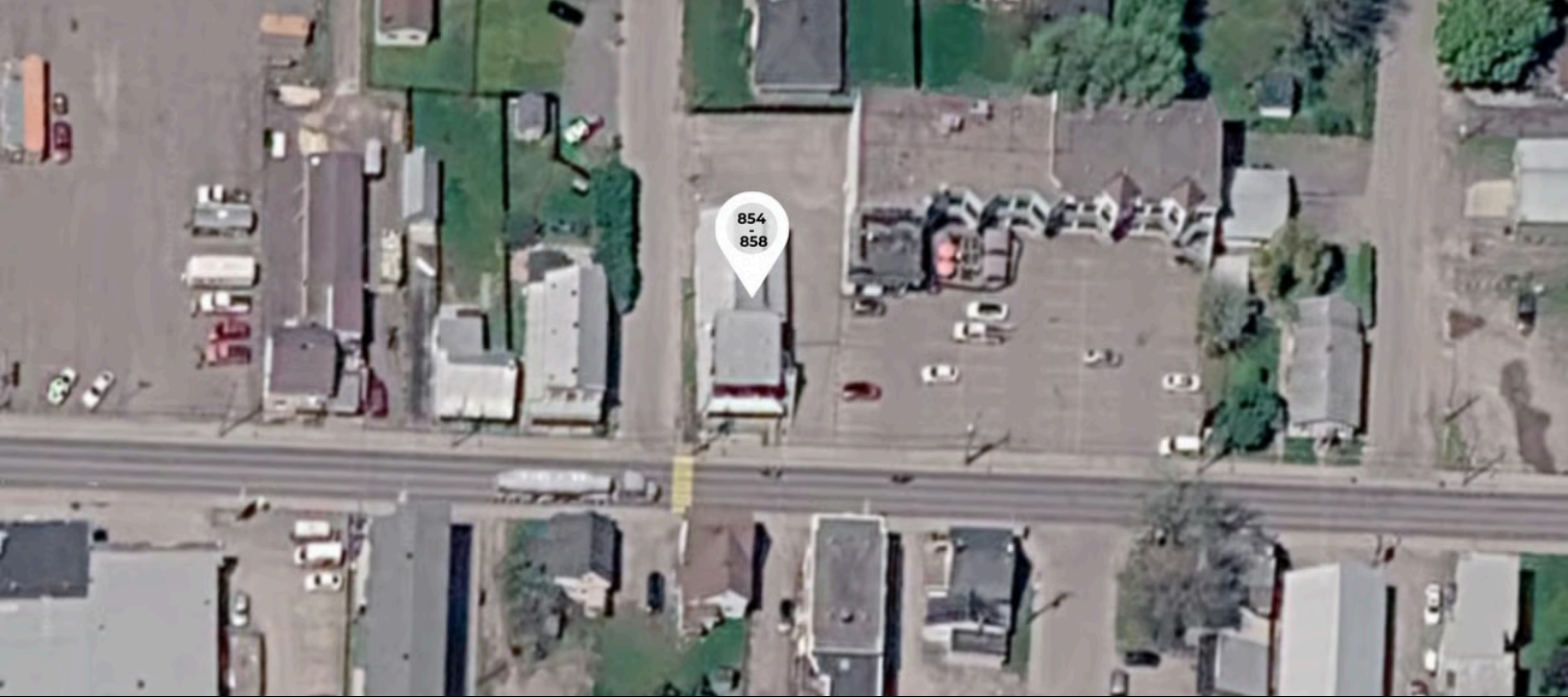
Landscaping improved.

ADDITIONAL INFORMATION

The property features independent access as well as access to the garage.

Two local shops occupy the ground floor. Stone foundation.

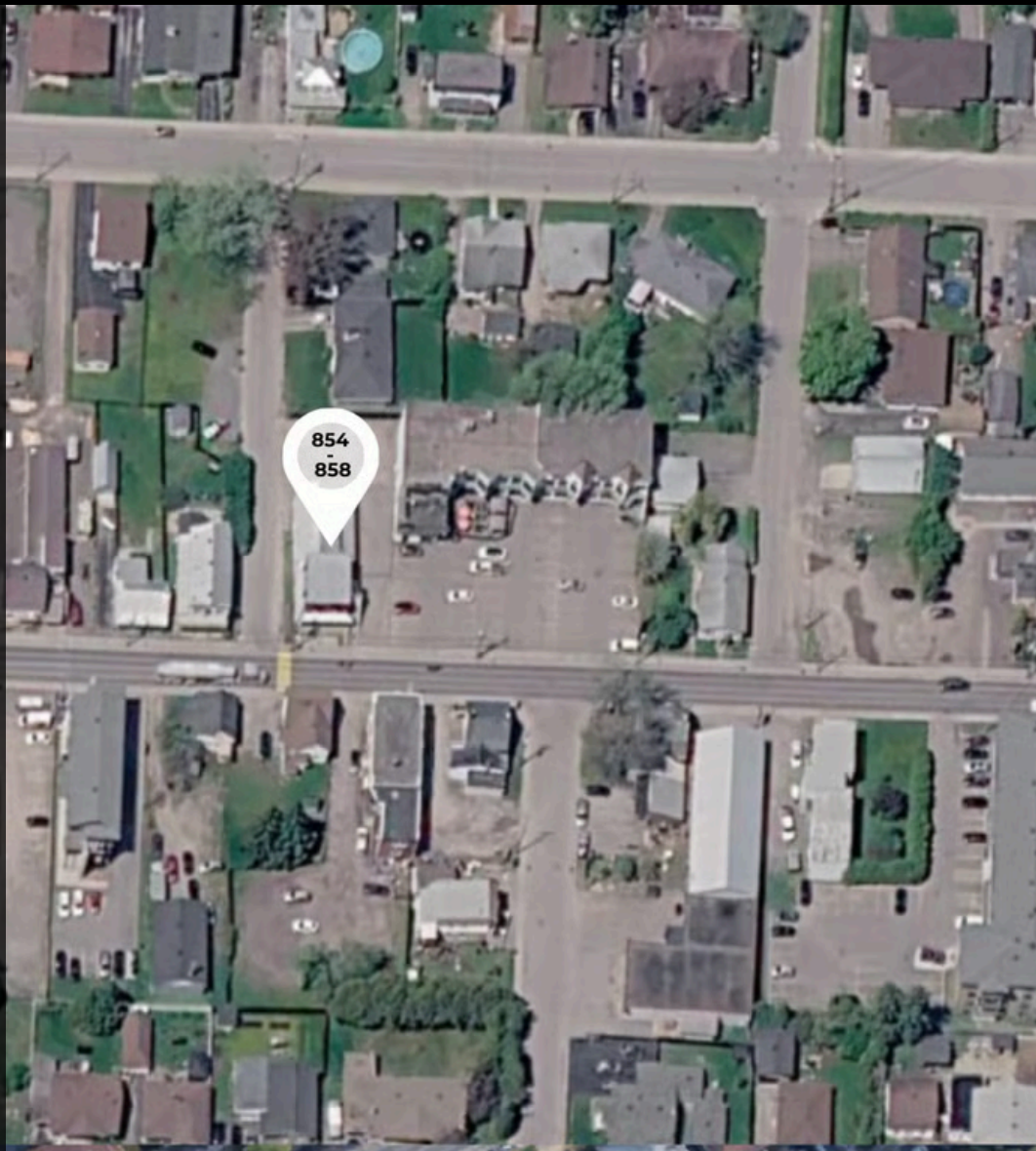
The sale is made without legal warranty of quality, at the buyer's risk.



854 - 858 St-Isidore, Saint-Lin-Laurentides

Main attractions of the sector

- Located on a busy commercial street near shops, restaurants, and services. Offers good visibility, significant local traffic, and quick access to major roadways.



BUILDING DESCRIPTION

General Information

Cadastral number	2564008
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Total Municipal Assessment

Cadastre	2 564 008
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Total Municipal Assessment	415 100 \$
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Municipal Land Assessment	122 000 \$
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Municipal Building Assessment	293 100 \$
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Construction

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	1850
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Stone foundation. Building that has undergone significant exterior renovations and is very well maintained.

Features

Plumbing	Cuivre/ABS
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Condition of Roof	Metal roof. Repainted in 2021.
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Electrical Panels	Circuit breakers
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Exterior Siding	Modern exterior cladding using finishing panels.
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Condition of Doors/Windows	Glazed commercial doors and PVC windows.
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Electromechanical System

Lighting	Standard commercial.
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Fire System	Smoke detectors
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Security System	Cameras
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Existing Facilities	Fitted-out commercial premises with display windows.
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Building type

Mixed-use building comprising two commercial units and one residential unit, generating diversified rental income.

Parking

Type of Parking	Exterior
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Number of Parking Spaces	12
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Area

Gross Area	To be verified
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Leasable Surface Area	Approximately 1,800 sq. ft.
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Land Surface Area	9,081 sq. ft.
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Building Area	Approximately 1,800 sq. ft.
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Average Surface Area / Unit	Approximately 600 sq. ft.
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FEATURES

Plumbing

Cuivre/ABS

Heating System

Electric baseboards

Exterior Siding

Modern exterior cladding using finishing panels.

In-Building Services

Two commercial units, a residential unit, independent access to the residence, garage, landscaping, and commercial storefronts.

Condition of Roof

Metal roof. Repainted in 2021.

Hot Water System

Independent tanks

Environmental Report

Update to be done

Service Contract

N/A

Electrical Panels

Circuit breakers

Condition of Doors/Windows

Glazed commercial doors and PVC windows.

REVENUE

	yearly	\$ / PI ²
Residential	\$11,964	\$9.28
Affordable Res.		
Commercial	\$29,280	\$22.72
Lockers		
Parking		
Laundry		
Total Revenues	\$41,244	\$32.00
Expenses recovery	yearly	\$ / PI²
General Recovery		
Tax Recovery		
Insurance Recovery		
Maintenance Recovery		
Total expenses recovery		
Total Gross Income	\$41,244	\$32.00
Vac. / Bad debt	\$2,062	\$1.60
EGR	\$39,182	\$30.40

EXPENSES

	Calc.	yearly	\$ / PI ²
Administration	Real	\$1,175	\$0.91
Management Fees			
Municipal Taxes	Current	\$6,528	\$5.06
School Taxes	Current	\$272	\$0.21
Insurance	Current	\$4,596	\$3.57
Electricity			
Heating			
Snow Removal	Current	\$1,470	\$1.14
Elevator			
Lawn			
Structural Reserve			
Janitor			
Maintenance			
Appliances			
WiFi			
Heat Pump			
Total Expenses		\$14,041	\$10.89

