

PMML

1699-102 RUE ST-PATRICK,
SUD-OUEST

1 342 SQ. Ft.

FOR SALE



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PMML.CA



BUILDING TYPE

Office

HIGHLIGHTS

Proximity to highways 10 & 15
Private terrace with view on the Lachine canal
Free outdoor parking for clients & visitors
Ideal for small businesses, showroom & professional offices

PROPERTY DESCRIPTION

Commercial Condo. A rare opportunity to purchase a loft-style office in the Red Path Lofts business center. The space is bright and open with epoxy flooring, kitchenette, glass-enclosed meeting room, closed office and direct access to a private terrace on the canal. Interior parking included.

ADDITIONAL INFORMATION

Exclusive(s) : 3333526 , 3054084 (Parking lot) Commun(s) : 2994285 , 3333497 , 6223263 - Open space, large glazed meeting room, fully equipped kitchen - Closed office for sensitive work - Co-working or showroom - Free parking for visitors

ASKING PRICE

799 000 \$

+GST/+PST



EXISTING FACILITIES

ALARM SYSTEM, BLINDS / SPRINKLER SYSTEM

YEAR BUILT
2004



LEASABLE AREA IN SQ. Ft.
1 455 sq ft



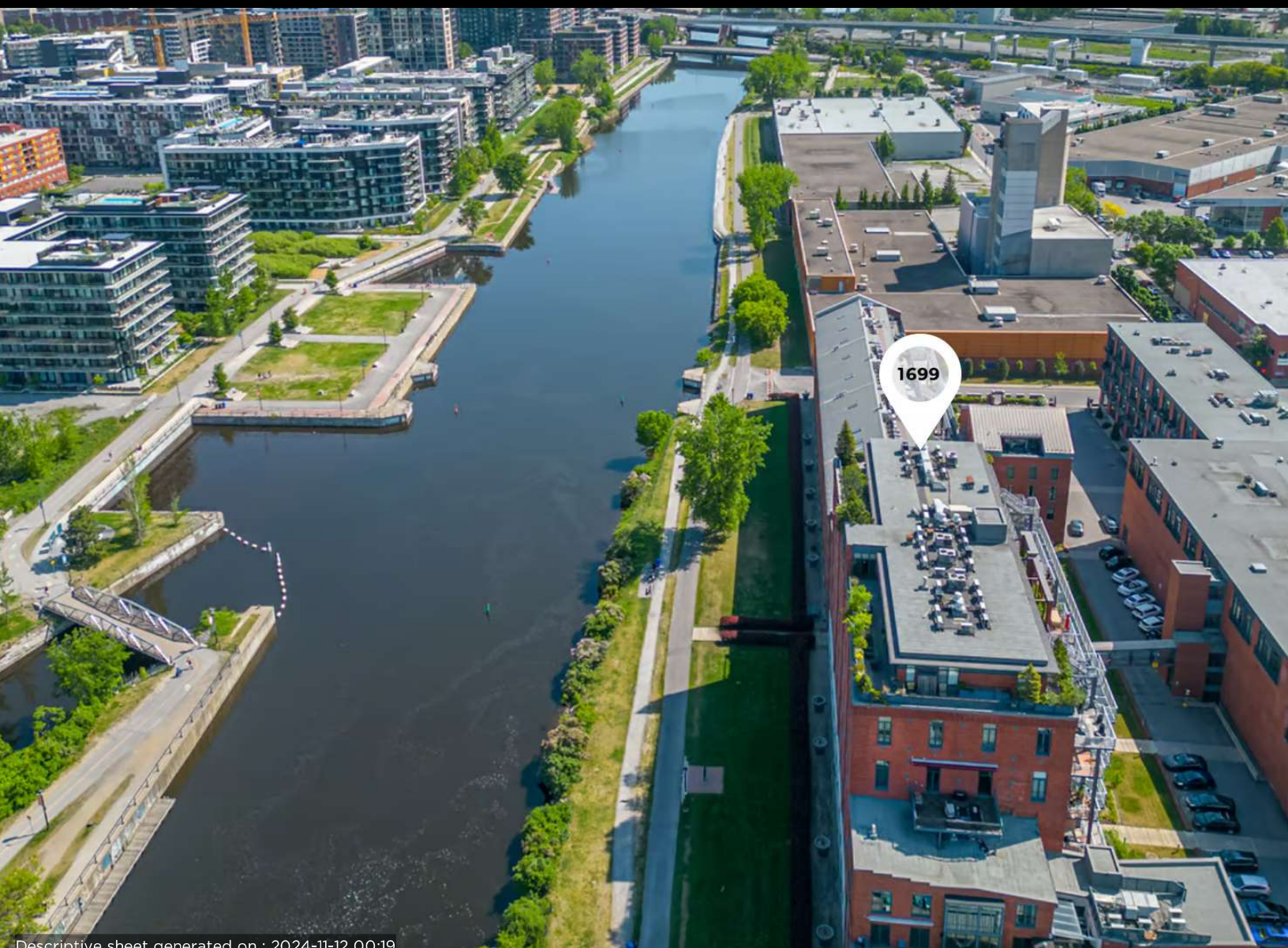
PRICE PER SQ. Ft.
595 \$/SQ. Ft.



This is not an offer or promise to sell that could bind the seller to the buyer, but an invitation to submit such offers or promises. The remarks, descriptions, features and financial projections contained in the present document are for information only and should not be considered as being official or accurate without due diligence verification. The information herein disclosed comes from sources that we consider to be reliable, but for which we cannot guarantee the accuracy. It is upon the buyer's responsibility to verify all the information and to declare himself satisfied or not of his due diligence verification performed after an accepted promise to purchase.



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BUILDING DESCRIPTION

BUILDING STORIES

FLOORS

1

PARKING

Number of spots

1

Parking surface

Intérieur and exterior

CONSTRUCTION

STRUCTURE TYPE

Concrete

DOORS AND WINDOWS CONDITION

2004

CONDITION OF ROOF

2004

FREE HEIGHT

9

SYSTEM

ELECTROMECHANIC

HVAC SYSTEM

Electric baseboards

LIGHTS

LED

SECURITY SYSTEM

Yes

FIRE ALARM SYSTEM

Alarm system / Nozzle system

BUILDING

AREA

TOTAL GROSS AREA IN SQ. Ft.

1 455 sq ft

LEASABLE AREA IN SQ. Ft.

1 455 sq ft

AVERAGE AREA PER UNIT IN SQ. Ft.

To be verified

MUNICIPAL ASSESSMENT

LAND

128 000 \$

BUILDING

397 700 \$

TOTAL

525 700 \$

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LAND

CADASTRAL NUMBER

Voir Informations supplémentaires

LAND AREA IN SQ. Ft.

785 sq ft

ZONING

zone: 0365

I.4A

C.7A

OPTIMAL VOCATION

NEIGHBOURHOOD

ACCESS

Rue St-Patrick / Rue de Montmorency / Rue Shearer

PUBLIC TRANSPORTS

Bus 71



REVENUE

	YEARLY	\$/SQ. Ft.
COMMERCIAL	95 364 \$	71,06 \$
PARKING		
STORAGE		
TOTAL GROSS INCOME	95 364 \$	71 \$

EXPENSES

		YEARLY	\$/SQ. Ft.
VACANCY/BAD DEBT	Normalised	2 861 \$	2,13 \$
TAXES			
MUNICIPAL TAXES		13 316 \$	9,92 \$
SCHOOL TAXES		430 \$	0,32 \$
Operating Expenses			
ADMINISTRATIVE EXPENSES	Normalised	201 \$	0,15 \$
INSURANCE			
ELECTRICITY		1 610 \$	1,20 \$
HEATING			
REPAIRS AND MAINTENANCE	Normalised	1 907 \$	1,42 \$
SNOW REMOVAL			
SERVICE CONTRACT			
SALARIES			
CO-OWNERSHIP COSTS		8 025 \$	5,98 \$
NON-RECOVERABLE EXPENSES			
STRUCTURAL RESERVE			
MANAGEMENT FEES			
TOTAL EXPENSES		28 350 \$	21 \$

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