

**AVISON
YOUNG**

Property for sale

45 Du Pacifique Street East
Bromont, Québec





The opportunity

Executive summary

Avison Young is proud to present this opportunity to acquire a property including 94,640 square feet of land on which a single-tenant building with an area of 5,581 square feet is built. The properties' excess land offers expansion potential with current zoning allowing for multiple uses.

45 Du Pacifique Street East is located between De Gaspé and Des Carrières Roads, in the city of Bromont, in the heart of a well-established mixed industrial district.

Property of 94,640 square feet including a 5,581 square foot building with potential to expand on excess land





Property summary

Address	45 Du Pacifique Street East, Bromont
Type of property	Office and industrial
Legal designation	Lots 3318571 & 3346576, Cadastre of Québec
Construction year	2005
Building area	5,581 square feet

ASKING PRICE	Contact broker
Number of floors	1
Land area	94,640 square feet
Expansion potential	Possibility to expand on excess land
Zoning	Zone PDA1-04
Parking	Approximately 30 exterior spaces



Municipal assessment and taxes

Assessment roll	2023-2024-2025
Municipal assessment, Land	\$206,900
Municipal assessment, Building	\$602,900
Total municipal assessment	\$809,800

Cadastre and lot number	Lots 3318571 & 3346576
Municipal taxes	\$12,566
School tax	\$687
Total taxes	\$13,253

Zoning

Zoning by-law of the City of Bromont | Zone PDA1-04

Permitted uses

Commercial and office

Construction contractor with storage

Offices

Garden centre and nursery

Warehouse

Sale, rental and maintenance of small motorized items

Sale, rental and maintenance of heavy equipment

Wholesale warehouse

Rental, sale and repair of seasonal (recreational) vehicles

Car dent repair and painting service

Dispatch service for vehicles and mail

Industrial

Light craftsman workshop

Administrative and Research Office

Light manufacturing industry

Technology industry

Public and institutional

Municipal public service

Land

Dimensions

Minimum area 4,000 m²

Minimum façade 50 m

Minimum depth 80 m

Required services

Sewer x

Aqueduct x

Main building

Structure

Detached x

Setbacks

Minimum front/back 15 m / 10 m

Minimum side 5 m

Minimum total sides 10 m

Dimensions

Minimum/maximum height (floors) 1 / 2 (15 m)

Minimum/maximum area 125 m² / 2,500 m²

Minimum width 15 m

Ratio

Occupation density

Built space/land ratio 0.4

Natural space/land ratio 0.1



Cadastral plan





LITOSTROJ
LITOSTROJ



Building photos



Building photos



Building photos







The area

Bromont, Québec

Bromont, a picturesque town in Québec, Canada, is known for its beautiful landscapes, including the nearby Bromont Mountain, which is popular for skiing, mountain biking, and hiking. The town is situated in the Eastern Townships region, which is renowned for its charming villages and outdoor recreational activities.

The property is located within an industrial sector of the municipality, strategically positioned to benefit from Bromont's scenic and recreational appeal while also providing a conducive environment for businesses. Its location offers convenient access to major transportation routes, including Highway 10, which connects Bromont to Montréal and Sherbrooke. This accessibility supports logistics and distribution for businesses operating within the proximity.

The central location provides the property with good accessibility in the heart of a well-established mixed industrial sector



Terms & conditions of the sale process

The "Owner" or the "Vendor" has retained the services of **Avison Young Commercial Real Estate Services, LP** (the "Agency") as the exclusive real estate agency for the sale of the property located at **45 Du Pacifique Street East** in the City of Bromont (Québec) described herein (the "Property").

Presentation of confidential information

This marketing flyer (the "Documentation") has been prepared by the Agency for the benefit of prospective purchasers to assist them in conducting their analysis. The Documentation does not guarantee its completeness, nor that it contains all the information required by a prospective purchaser. The Documentation is provided for informational purposes and for discussion purposes only. It does not constitute an offer to sell or purchase of the Property. The Documentation presents a summary of certain information relating to the physical and other characteristics of the Property.

The information used to design this document comes from various sources believed to be reliable. However, neither the Owner nor the Agency makes any affirmations, declarations, or warranty, express or implied, as to the accuracy or completeness of any information or statements contained herein or otherwise provided. The Vendor and the Agency expressly disclaim all liability for any error or omission in the Documentation or in any other written and verbal communication sent to potential buyers or made available to them.

It is understood that this Documentation may not be copied, reproduced or distributed to other persons or entities, at any time, without the prior written consent of the Owner and the Agency. This Documentation is made available to purchasers for information purposes only, and on the express condition that said purchasers will not use it for purposes other than those permitted herein. Anyone who has received the Documentation will deliver all documents received from the Agency on request and without delay without keeping any copy. By giving access to this Documentation, the Owner and the Agency do not undertake any obligation to provide any additional information before submitting a formal offer.

If any information in connection with the Property, other than the information contained in this flyer, were provided at any time whatsoever orally or otherwise by the Vendor or the Agency, such information would be given as a service only without obligation nor guarantee as to their accuracy or completeness. A prospective purchaser should not rely solely

on this information without conducting independent research or verification.

Offering process

After studying this Documentation made available to them, potential buyers are invited to submit a proposal through the Agency according to the a template which will be distributed after disclosure and signing of a confidentiality agreement. Proposals will be evaluated first on the offered price, method of payment, the potential acquirer's ability to complete the transaction, timing and closing conditions.

The Vendor reserves the right to choose, at its sole discretion, the proposal deemed to be the best. According to its own criteria, the Vendor reserves the right not to select the proposal for which the amount offered is the highest as well as the right to reject all proposals if it determines that none are satisfactory.

It is agreed that the prospective purchaser will assume the costs related to the transaction including in particular: notary fees, cadastral operation fees (if necessary), costs of any additional environmental studies or soil or environmental remediation (if necessary), sales taxes (GST and QST), as well as transfer duties and registration fees at the Registry Office with a certified copy for the attention of the Vendor.

Interlocutors

All proposals should be addressed to Mr. Carl Gaudreault.

Sale conditions

The Property, as well as all fixtures and fittings, will be sold on an "as-is, where-is" basis and without asking price. No commitment or warranty, express or implied, is made as to the titles, description, condition, costs, dimensions, resale value, compliance with the intended use, or their quantity or quality. In addition, without limiting the generality of the foregoing, any condition or guarantee, express or implied, provided for under the Québec Act respecting the sale of goods and services will not be applicable and must be subject to a waiver on the part of the purchaser.

Property visits

Potential buyers can make an appointment to visit the Property by contacting the Agency's contacts at the telephone numbers indicated below. No visit or inspection of the Property will take place without prior arrangement with the Agency's contacts.

Exclusive real estate agency

Any request for information, concerning the Property or relating to the content of this document, should be addressed as follows:

Avison Young Commercial Real Estate Services, LP

Commercial Real Estate Agency
1801 McGill College Avenue, Suite 500
Montréal, Québec H3A 2N4

To the attention of Carl Gaudreault
carl.gaudreault@avisonyoung.com
514.392.9466



Contact us

For more information regarding this opportunity, please contact:

Carl Gaudreault

Principal, Senior Vice President, Real Estate Broker
Courtage Carl Gaudreault Inc.

514.392.9466

carl.gaudreault@avisonyoung.com

Avison Young Commercial Real Estate Services, LP
Commercial Real Estate Agency
1801 McGill College Avenue, Suite 500
Montréal, Québec H3A 2N4

Visit us online
avisonyoung.ca

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