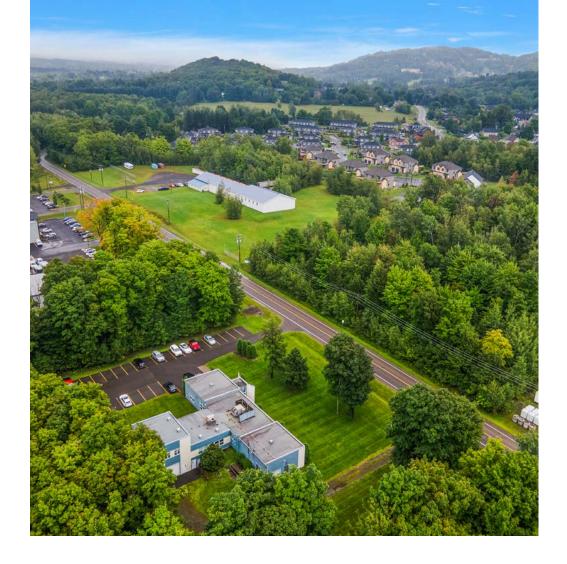


# Property for sale

45 Du Pacifique Street East Bromont, Québec





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

## 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 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

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

## Zoning

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

#### Permitted uses

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 m <sup>2</sup>
Minimum façade	50 m
Minimum depth	80 m
Required services	
Sewer	Х
Aqueduct	Х

### **Main building**

Structure	
Detached	Х
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 m <sup>2</sup> / 2,500 m <sup>2</sup>
Minimum width	15 m

### Ratio

Occupation density	
Built space/land ratio	0.4
Natural space/land ratio	0.1



# Cadastral plan





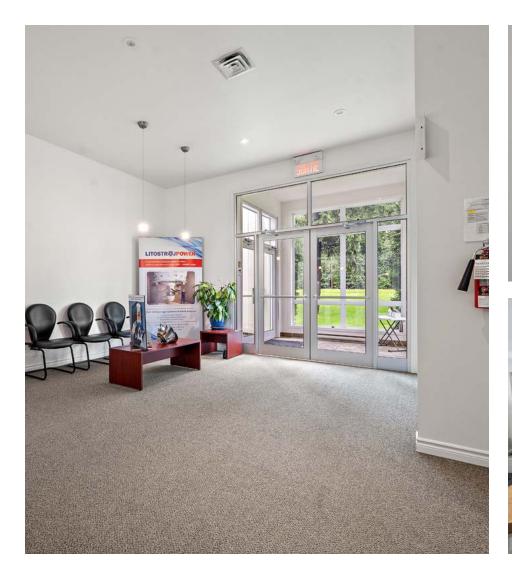
# **Building photos**







# **Building photos**







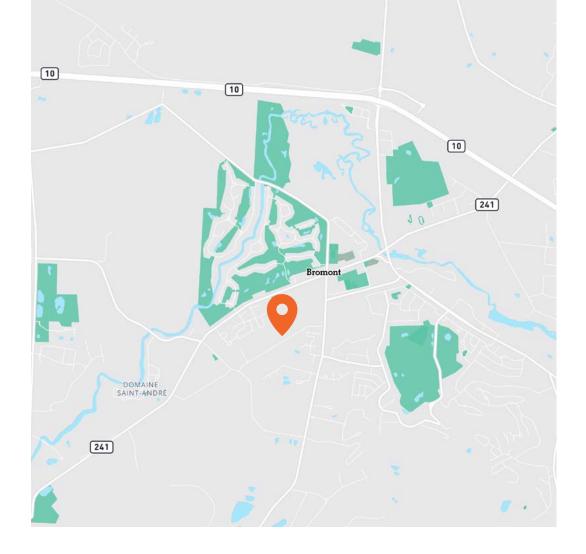
# **Building photos**











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

### 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.



## 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 

Exclusive real estate agency 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

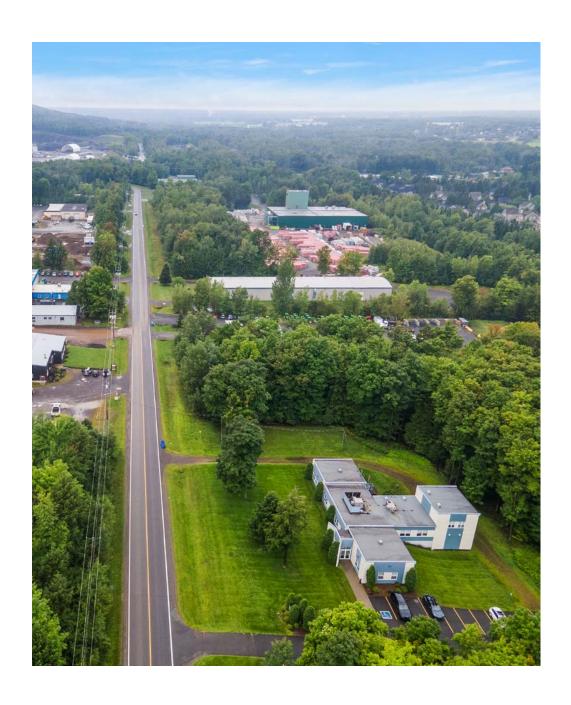
Potential buyers can make an appointment to visit the Property by contacting the Agency's contacts at the telephone numbers indicated below. No visit or inspection of the Property will take place without prior arrangement with the Agency's contacts.

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

© 2024. Avison Young Commercial Real Estate Services, LP, Brokerage. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

