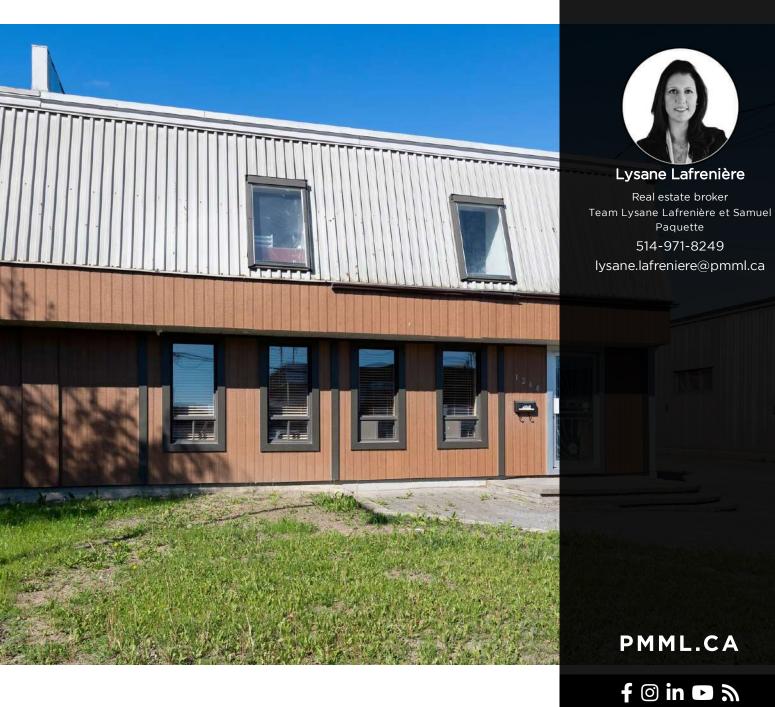
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1260 SAINT-NICOLAS, SAINT-FRANÇOIS

2 817 SQ. Ft. | 1 commercial unit

FOR SALE

2



BUILDING TYPE Industrial

HIGHLIGHTS

A 14,376 square foot lot

Fully fenced and secured by an access gate. Ensures the privacy and security of your goods and equipment. Functional office space or a spacious warehouse.

PROPERTY DESCRIPTION

This industrial building, built in 1981, is an excellent investment opportunity. Measuring 2,817 sq. ft., it offers plenty of space for your commercial/industrial activities. The two-storey office section combines the administrative and operational needs of your business. With a clearance height of 18 feet, the warehouse allows for efficient storage and easy circulation of materials. Futhermore, the 14-foot door on the ground facilitates the loading and unloading of goods.

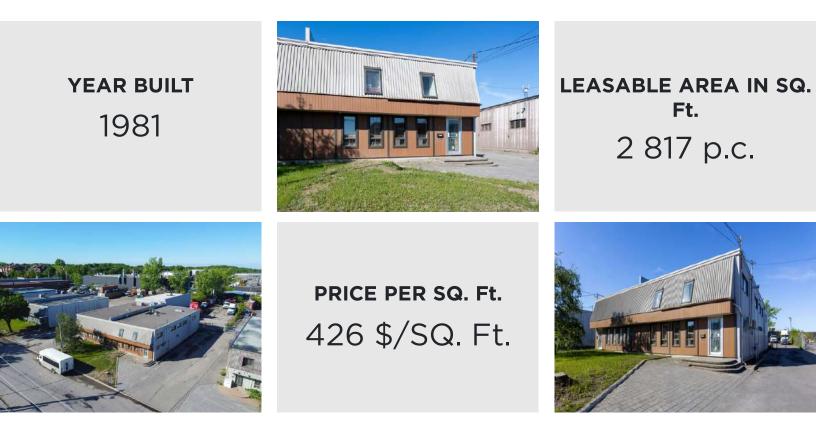
ADDITIONAL INFORMATION

Most of the courtyard is paved, with a small gravel section remaining. Included in the sale: one 40-foot and one 24-foot container, with electrical systems and alarms installed.





EXISTING FACILITIES



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 Descriptive sheet generated on : 2024-11-14 21:17 diligence verification performed after an accepted promise to purchase.

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1260 Saint-Nicolas, Saint-François

MAIN ATTRACTIONS OF THE AREA

 The building is located near the intersection of Highway 440 and Highway 125 (Pie-IX), a short distance from Highway 19.



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COMMERCIAL REAL ESTATE AGENCY AND MORTGAGE BROKERAGE FIRM

BUILDING DESCRIPTION

BUILDING STORIES

FLOORS

PARKING

Number of spots 4

Parking surface Exterior

SYSTEM ELECTROMECANIC

HVAC SYSTEM Gas

DOORS AND WINDOWS CONDITION To be verified

CONSTRUCTION

CONDITION OF ROOF Flat roof covered with bitumen and gravel.

FREE HEIGHT 16" ceiling height

STRUCTURE TYPE

Brick and wood

LIGHTS Neon

SECURITY SYSTEM Alarm system and cameras not connected to control panel

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FIRE ALARM SYSTEM To be verified

BUILDING

AREA

TOTAL GROSS AREA IN SQ. Ft. 2 817 p.c.

LEASABLE AREA IN SQ. Ft. 2 817 p.c.

AVERAGE AREA PER UNIT IN SQ. Ft. 2 817 p.c.

MUNICIPAL ASSESSMENT

LAND 201 300 \$

BUILDING 262 700 \$

TOTAL 464 000 \$

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LAND

CADASTRAL NUMBER

1 626 919

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LAND AREA IN SQ. Ft.

14 376 p.c.

ZONING

ZI.2-7819

Category: ZI Industrial zone

Type of environment: ZI.2

Features: Complex of industrial buildings hosting a variety of light industrial, wholesale and heavy commercial activities.

OPTIMAL VOCATION

NEIGHBOURHOOD

ACCESS

Highway 440 / Route 125 / Highway 19

PUBLIC TRANSPORTS

N/A

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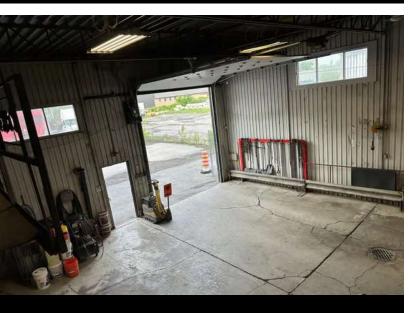
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