

PMML

1260 SAINT-NICOLAS,
SAINT-FRANÇOIS

2 817 SQ. Ft. | 1 commercial unit

FOR SALE



Lysane Lafrenière

Real estate broker

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PMML.CA



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. Furthermore, 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.

ASKING PRICE

1 199 000 \$

+GST/+PST



EXISTING FACILITIES

YEAR BUILT
1981



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



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



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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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BUILDING DESCRIPTION

BUILDING STORIES

FLOORS

1

PARKING

Number of spots

4

Parking surface

Exterior

CONSTRUCTION

STRUCTURE TYPE

Brick and wood

DOORS AND WINDOWS CONDITION

To be verified

CONDITION OF ROOF

Flat roof covered with bitumen and gravel.

FREE HEIGHT

16" ceiling height

SYSTEM

ELECTROMECHANIC

HVAC SYSTEM

Gas

LIGHTS

Neon

SECURITY SYSTEM

Alarm system and cameras not connected to control panel

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

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





