

# PMML

130 PRINCIPALE,  
SAINTE-SABINE

5 564 SQ. Ft. | 1 commercial unit

**FOR SALE**



**Marc-André Caron**

SENIOR ASSOCIATE BROKER

Real estate broker

Team Laurent Paquin et Mélissa Jacob

514-668-6210

[marc-andre.caron@pmml.ca](mailto:marc-andre.caron@pmml.ca)



**PMML.CA**



**BUILDING TYPE**

# Industrial

**HIGHLIGHTS**

Containers and shed  
4 doors on the ground  
Possibility of loading dock

**PROPERTY DESCRIPTION**

This light industrial building, with a surface area of + or - 5 564 sq. ft., has a clear height of 16 ft. and 4 floor-level doors. The building offers approx. 3,017 sq.ft. of storage space, plus a tenant-occupied section of the lot that is currently impounded. New zoning for mini-warehouses. For investment or owner-occupier.

**ADDITIONAL INFORMATION**

The sale is made without legal warranty of quality to the risks and perils of the buyer Several equipment can be added to the transaction

**ASKING PRICE**

# 747 000 \$

+GST/+PST



**EXISTING FACILITIES**  
CAMERA AND COMPUTER SYSTEM

**YEAR BUILT**  
1930



**LEASABLE AREA IN SQ. Ft.**  
-



**PRICE PER SQ. Ft.**  
134 \$/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.  
Descriptive sheet generated on : 2024-11-21 14:43

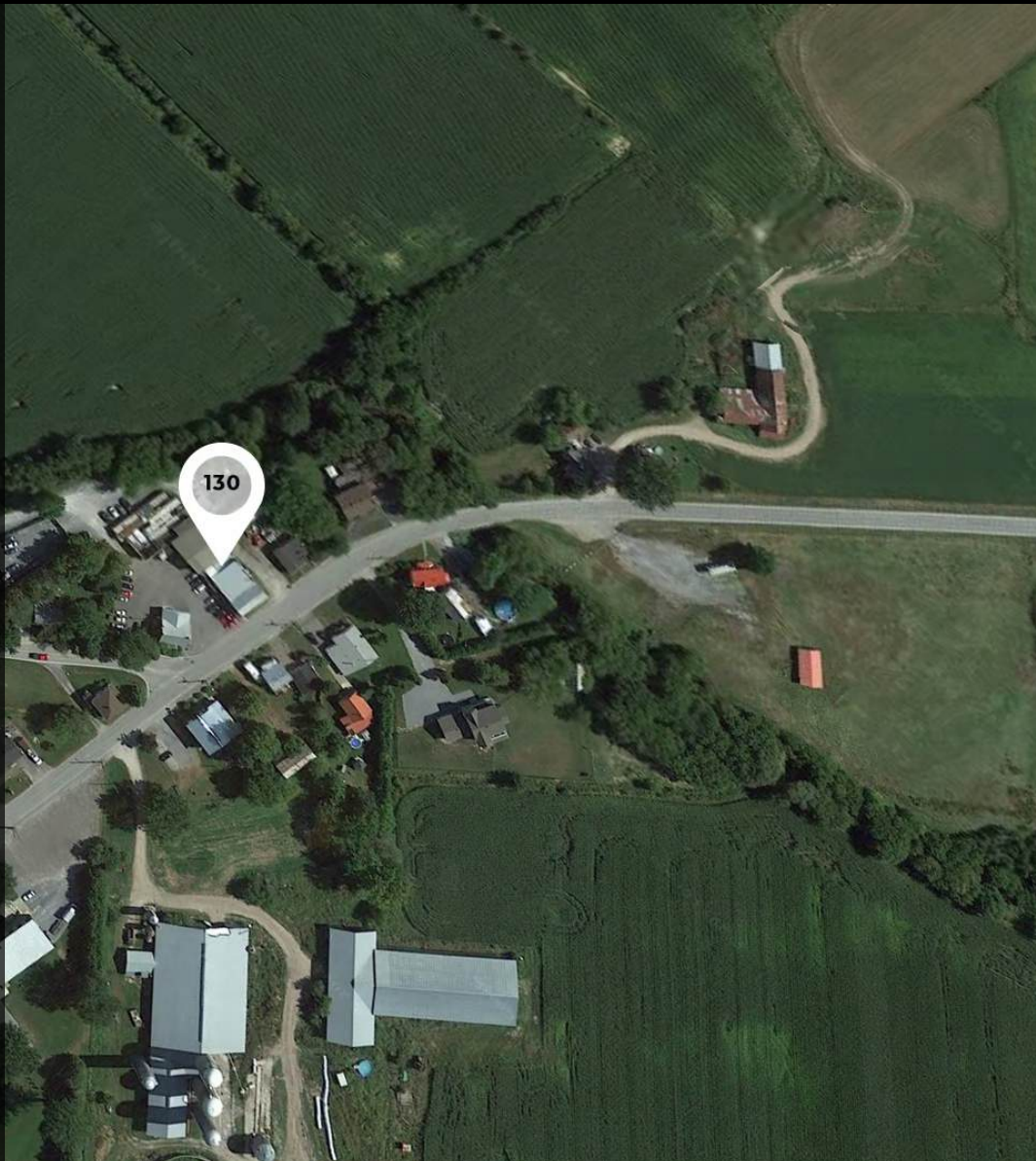




130 Principale, Sainte-Sabine

## MAIN ATTRACTIONS OF THE AREA

- Close to customs
- Near Farnham
- Near St-Jean-sur-Richelieu
- Near route 235



# BUILDING DESCRIPTION

## BUILDING STORIES

### FLOORS

1

## PARKING

### Number of spots

Approximately more than 20

### Parking surface

Exterior

## CONSTRUCTION

### STRUCTURE TYPE

Metal and metal sheet

### DOORS AND WINDOWS CONDITION

Renovated

### CONDITION OF ROOF

Renovated | Metal sheet

### FREE HEIGHT

16'

## SYSTEM

## ELECTROMECHANIC

### HVAC SYSTEM

Electricity | Forced air

### LIGHTS

Mixed

### SECURITY SYSTEM

Connected alarm system

### FIRE ALARM SYSTEM

Fire detector (connected)

# BUILDING

## AREA

### TOTAL GROSS AREA IN SQ. Ft.

-

### LEASABLE AREA IN SQ. Ft.

-

### AVERAGE AREA PER UNIT IN SQ. Ft.

-

## MUNICIPAL ASSESSMENT

### LAND

24 300 \$

### BUILDING

239 000 \$

### TOTAL

263 300 \$

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.



## LAND

### CADASTRAL NUMBER

4 376 769,

### LAND AREA IN SQ. Ft.

35 219 sf. + 29 859 sf. + 775 sf. = 65 853 sf.

## ZONING

Commercial  
Non-agricultural zone

## OPTIMAL VOCATION

Light industrial,

## NEIGHBOURHOOD

### ACCESS

Rte 235 / Rang de la Gare

### PUBLIC TRANSPORTS

N/A

