

6943 - SUITE 1 BOURQUE,
SHERBROOKE

2 500 SQ. Ft. | 1 commercial unit

FOR SALE



Jessika Lahaie

FIRST VICE PRESIDENT

Real estate broker

Team Nick Raymond et Jessika Lahaie

819-345-2487

jessika.lahaie@pmml.ca



PMML.CA



BUILDING TYPE

Industrial

HIGHLIGHTS

Expected headroom of 24 feet.

Architectural modernity and quality finishing materials.

Very high visibility on major roads and rapid motorway access.

Strong residential development nearby.

PROPERTY DESCRIPTION

To build! Commercial condo offered from 2,500 sf strategically located on Boul. Bourque, in Sherbrooke. It benefits from excellent visibility close to the region's thriving commercial and residential activity. The layout can be flexible to meet the needs of your business. Planned clearance height of 24ft offering you several possibilities. Delivered base building.

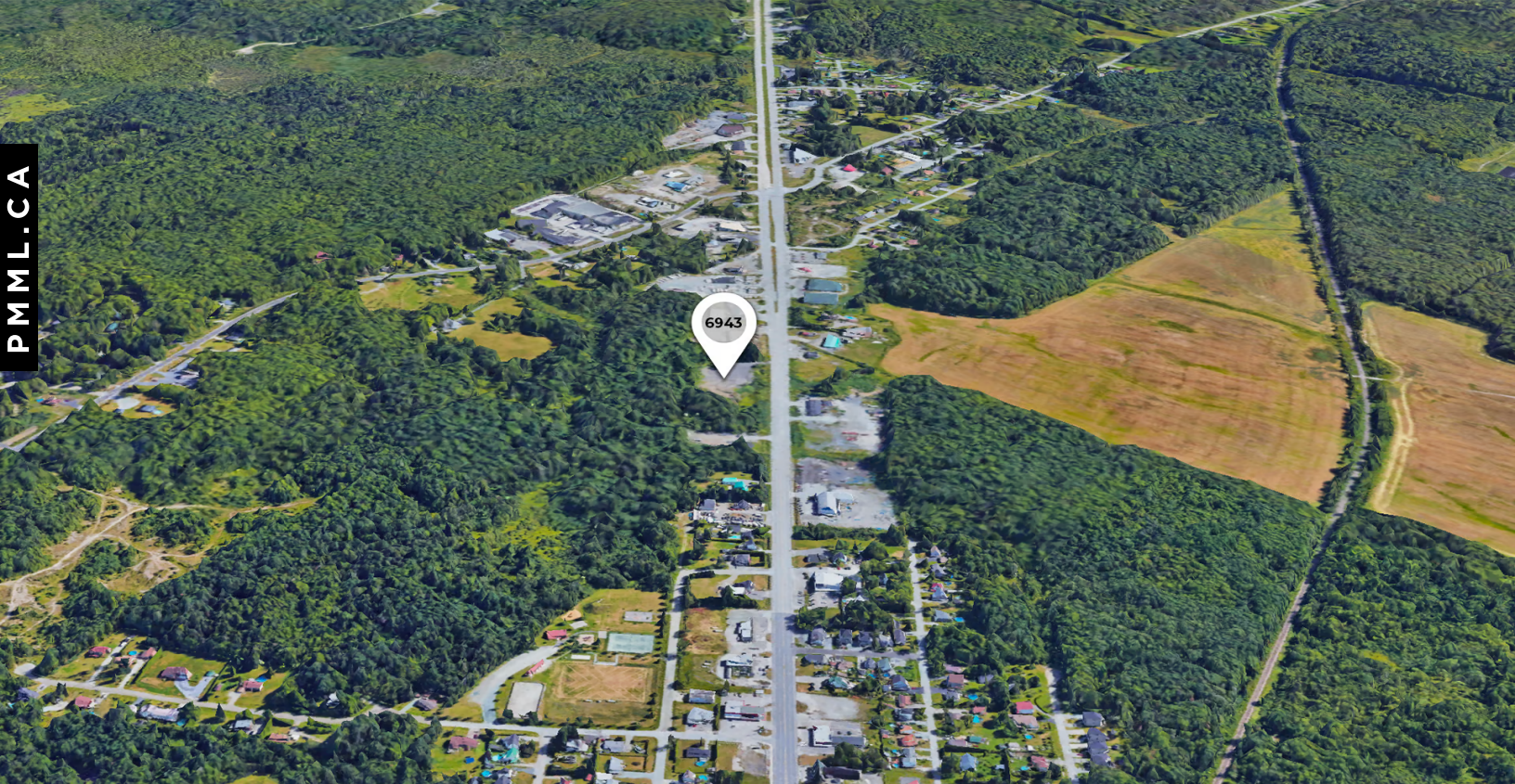
ADDITIONAL INFORMATION

Cadastres: 1799373, 1799383, 1799393, 1799394, 1799395, 1799396, 1799406 The SELLER undertakes to create a co-ownership and provide a declaration of co-ownership for the IMMOVABLE by the signing of the deed of sale.

ASKING PRICE

750 000 \$

+GST/+PST



EXISTING FACILITIES TO BUILD

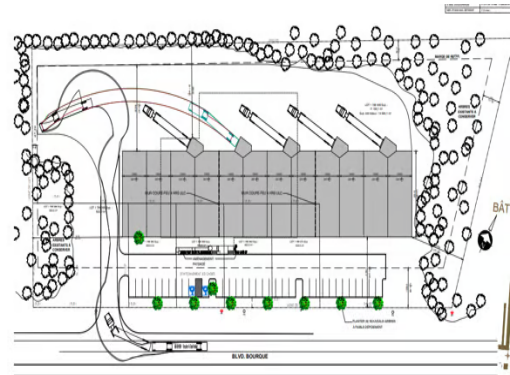
YEAR BUILT
2023



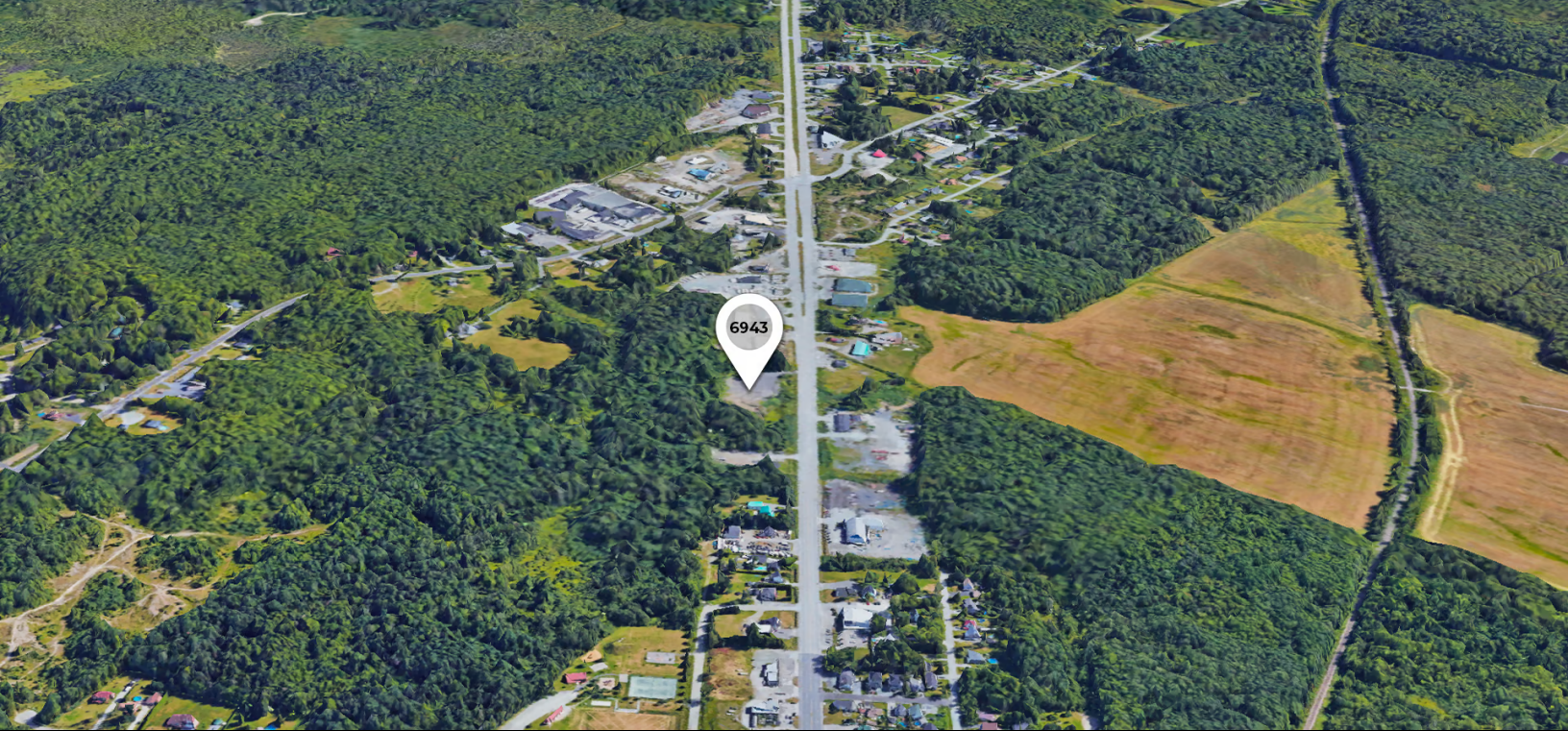
LEASABLE AREA IN SQ.
Ft.
25 sq.ft



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



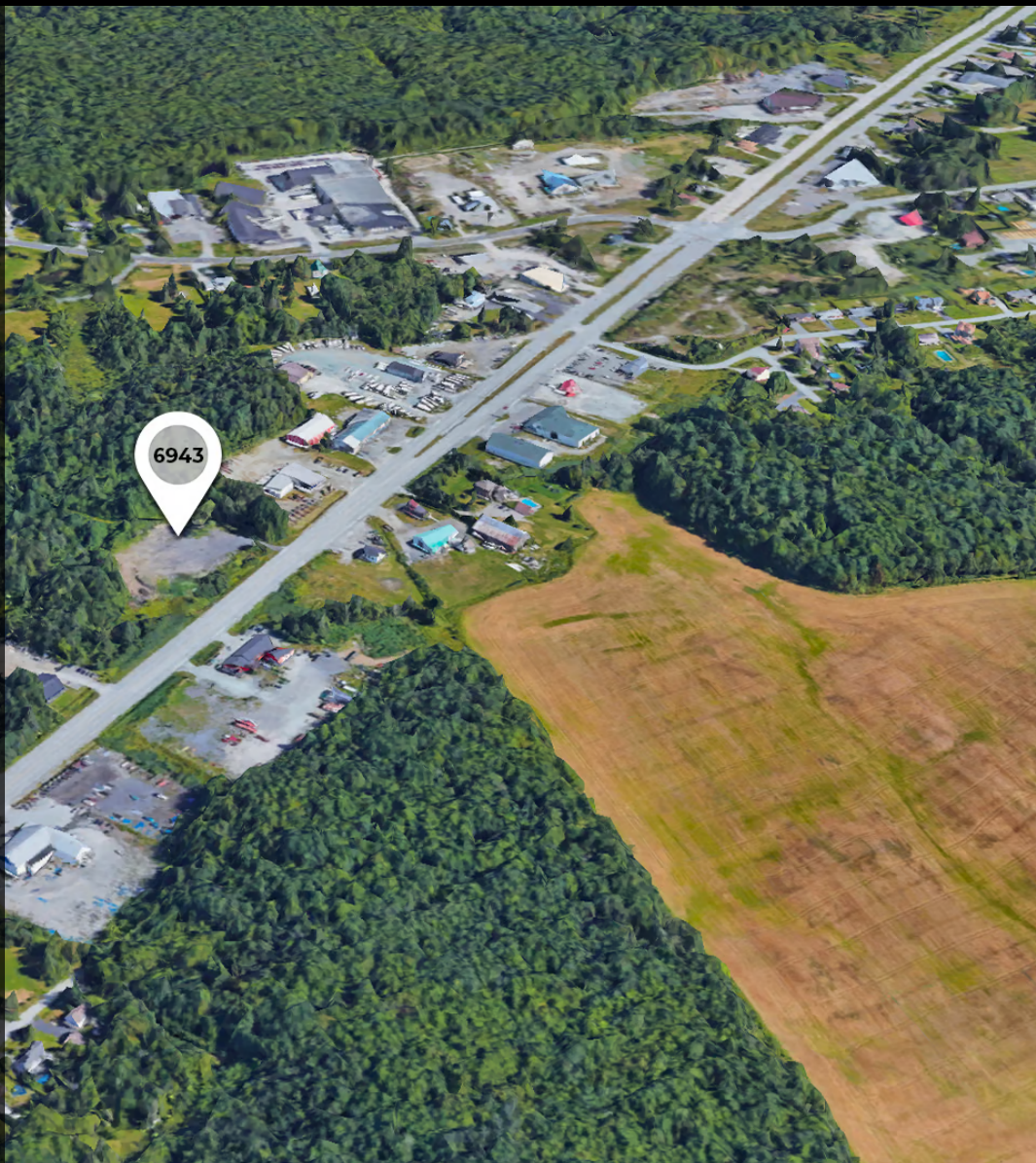
This is not an offer or promise to sell that could bind the seller to the buyer, but an invitation to submit such offers or promises. The remarks, descriptions, features and financial projections contained in the present document are for information only and should not be considered as being official 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.



6943 - Suite 1 Bourque, Sherbrooke

MAIN ATTRACTIONS OF THE AREA

- Diversity of businesses and services.
- Proximity to public transport
- A few minutes from Highway 10



BUILDING DESCRIPTION

BUILDING STORIES

FLOORS

1

CONSTRUCTION

STRUCTURE TYPE

Steel

DOORS AND WINDOWS CONDITION

2023

CONDITION OF ROOF

2023

FREE HEIGHT

PARKING

Number of spots

To be validated according to the use and area of the building

Parking surface

Exterior

SYSTEM

ELECTROMECHANIC

HVAC SYSTEM

According to the needs of the tenant

LIGHTS

According needs tenants

SECURITY SYSTEM

Yes

FIRE ALARM SYSTEM

N/A

BUILDING

AREA

TOTAL GROSS AREA IN SQ. Ft.

2500 sq.ft

LEASABLE AREA IN SQ. Ft.

25 sq.ft

AVERAGE AREA PER UNIT IN SQ. Ft.

MUNICIPAL ASSESSMENT

LAND

To come

BUILDING

To come

TOTAL

To come

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

1 799 406 + autres

LAND AREA IN SQ. Ft.

ZONING

Area : C0950

OPTIMAL VOCATION

Industrial

NEIGHBOURHOOD

ACCESS

Boul.Bourque, Highway 10, 55

PUBLIC TRANSPORTS

Bus #52

