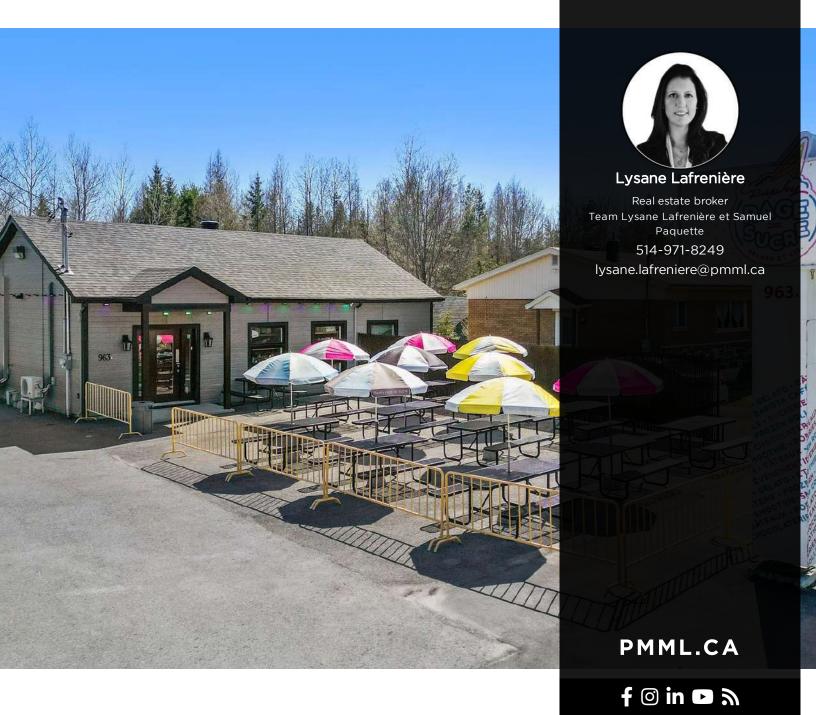
PMML

963 - 963A BOUL. DE LA SALETTE, SAINT-JÉRÔME

1120 SQ. Ft.

FOR SALE



BUILDING TYPE

Retail

HIGHLIGHTS

Handcrafted gelatos: Solid reputation, a unique product in the area.

Ideal residential opportunity: An exceptional opportunity close to your new home, for work, family or simply to escape south in winter.

Booming sector: In an expanding area with many construction projects in the pipeline.

PROPERTY DESCRIPTION

Discover a unique opportunity in the retail sector with this company offering an authentic Italian ice cream experience. Nestled in the heart of Bellefeuille in Saint-Jérôme, along boulevard de la Salette, this establishment enjoys a prime location on a lively thoroughfare, frequented by a steady stream of passers-by. The building, completely renovated in 2020, offers a 38' x 26.10' space, accompanied by an adjoining 40" x 7" container with electric entry. In addition, on the same lot, a 32' x 26' residential house, built in 1972, shares the same lot, offering ideal versatility and complementarity for an investor. Translated with DeepL.com (free version)

ADDITIONAL INFORMATION

ASKING PRICE

699 000 \$

+ Fonds de commerce 199 000\$

+GST/+PST



EXISTING FACILITIES

YEAR BUILT Unknown



LEASABLE AREA IN SQ. 1120 p.c.



PRICE PER SQ. Ft. 624 \$/SQ. Ft.



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963 - 963A Boul. de La Salette, Saint-Jérôme

MAIN ATTRACTIONS OF THE AREA

 Saint-Jérôme's boulevard de la Salette is a lively, bustling thoroughfare. This artery is home to a variety of stores, boutiques and restaurants, attracting both local and tourist customers. Accessibility was improved in 2022 with the addition of sidewalks, and the traffic flow is intense at all hours of the day and evening. What's more, the new projects stand out and bring a breath of fresh air to the area.



BUILDING DESCRIPTION

BUILDING STORIES

PARKING

FLOORS

1

Number of spots

12

Parking surface

exterior

CONSTRUCTION

SYSTEM

ELECTROMECANIC

STRUCTURE TYPE

Vinyl and wood

HVAC SYSTEM

Electric baseboards

DOORS AND WINDOWS CONDITION

To Be verified

LIGHTS

A septic field, septic tank and well, served by the aqueduct but not connected to it.

CONDITION OF ROOF

Asphalt shingles

SECURITY SYSTEM

Alarm and camera systems not connected

FREE HEIGHT

8"1

FIRE ALARM SYSTEM

To Be verified

BUILDING

AREA

MUNICIPAL ASSESSMENT

TOTAL GROSS AREA IN SQ. Ft.

LAND

46 000 \$

LEASABLE AREA IN SQ. Ft.

1120 p.c.

BUILDING

303 500 \$

AVERAGE AREA PER UNIT IN SQ. Ft.

1 120 p.c.

TOTAL

349 500 \$

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LAND

CADASTRAL NUMBER

3 241 147

LAND AREA IN SQ. Ft.

15 000 p.c.

ZONING

C-119 C-1, C-2, C-3, H-1, H-2, H-3, H-4 Floors min. 1 max. 2

OPTIMAL VOCATION

NEIGHBOURHOOD

ACCESS

Highway 15 / Boul. de la Salette

PUBLIC TRANSPORTS

N/A



REVENUE

	YEARLY	\$/SQ. Ft.
COMMERCIAL	15 240 \$	13,61 \$
PARKING		
STORAGE		
TOTAL GROSS INCOME	15 240 \$	14 \$

EXPENSES

		YEARLY	\$/SQ. Ft.	
VACANCY/BAD DEBT				
TAXES				
MUNICIPAL TAXES		4 478 \$	4,00 \$	
SCHOOL TAXES		262 \$	0,23 \$	
Operating Expenses				
ADMINISTRATIVE EXPENSES				
INSURANCE		4 000 \$	3,57 \$	
ELECTRICITY		5 682 \$	5,07 \$	
HEATING				
REPAIRS AND MAINTENANCE	Normalised	762 \$	0,68 \$	
SNOW REMOVAL				
SERVICE CONTRACT				
SALARIES	Normalised	457 \$	0,41\$	
NON-RECOVERABLE EXPENSES				
STRUCTURAL RESERVE	Normalised	229 \$	0,20 \$	
MANAGEMENT FEES	Normalised	457 \$	0,41\$	
TOTAL EXPENSES		16 327 \$	15 \$	

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