

PMML

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

1 120 SQ. Ft.

FOR SALE



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Real estate broker

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PMML.CA



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. Ft.
1 120 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

FLOORS

1

PARKING

Number of spots

12

Parking surface

exterior

CONSTRUCTION

STRUCTURE TYPE

Vinyl and wood

DOORS AND WINDOWS CONDITION

To Be verified

CONDITION OF ROOF

Asphalt shingles

FREE HEIGHT

8'1

SYSTEM

ELECTROMECHANIC

HVAC SYSTEM

Electric baseboards

LIGHTS

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

SECURITY SYSTEM

Alarm and camera systems not connected

FIRE ALARM SYSTEM

To Be verified

BUILDING

AREA

TOTAL GROSS AREA IN SQ. Ft.

LEASABLE AREA IN SQ. Ft.

1 120 p.c.

AVERAGE AREA PER UNIT IN SQ. Ft.

1 120 p.c.

MUNICIPAL ASSESSMENT

LAND

46 000 \$

BUILDING

303 500 \$

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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