



1765 Effingham Street, Terrebonne | QC

# For Sale

Rare opportunity on the market, detached  $\pm 7,569$  SF industrial building on a  $\pm 37,796$  SF lot with outdoor storage allowed and expansion possibility.

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# Property Overview

<b>Office area</b>	± 797 SF	
<b>Warehouse area</b>	± 4,243 SF	
<b>Office mezzanine area</b>	± 797 SF	
<b>Warehouse mezzanine area</b>	± 1,732 SF	
<b>Total building area</b>	± 7,569 SF	
<b>Land area</b>	± 37,796 SF	
<b>Availability</b>	Immediate	
<b>Lot number</b>	2 919 513	
<b>Zoning</b>	8260-96	
<b>Year built</b>	2000	
<b>Clear height</b>	± 9' to ± 18'	
<b>Number of floors</b>	1 + mezzanines	
<b>Parking</b>	8 spaces	
<b>Construction</b>	Wood and steel	
<b>Roofing</b>	Elastomer membrane	
<b>Heating</b>	Electric, gas unit heater	
<b>Air conditioning</b>	Yes	
<b>Lighting</b>	LED, halogen, fluorescent	
<b>Power entry</b>	400 A / 600 V	
<b>Shipping</b>	1 drive-in door (12' x 12')	
<b>Taxes</b>	Municipal (2024)	\$18,820
	School (2023-2024)	\$718
	Total	\$19,538



**Outdoor storage allowed**



**Available space for owner-occupant**



**Ceiling fans and floor drain**



**Expansion possibility**



**Alarm system with motion detectors**



**Sign on facade**

# Description

## Office

- Entrance hall
- Kitchenette
- Washroom
- 2 closed offices

## Warehouse Mezzanine

- Washroom
- 2 storage rooms

## Office Mezzanine

- 1 open area



# The Area



Located near Route 335, Highways 640 and 19



Located in a growing area



Located near many services



Located in the Armand-Bombardier industrial park



# In Proximity



1765 Effingham Street, Terrebonne

- |    |                             |
|----|-----------------------------|
| 1  | Aquafab                     |
| 2  | Autobus Yves Seguin et fils |
| 3  | Société d'usignage Barrière |
| 4  | Signalisation de ville      |
| 5  | Pavages Multipro Inc.       |
| 6  | Club Piscine                |
| 7  | Aliments Martel Inc.        |
| 8  | Bains Tourbillons Montval   |
| 9  | Scelltech                   |
| 10 | Loop Industries Inc.        |



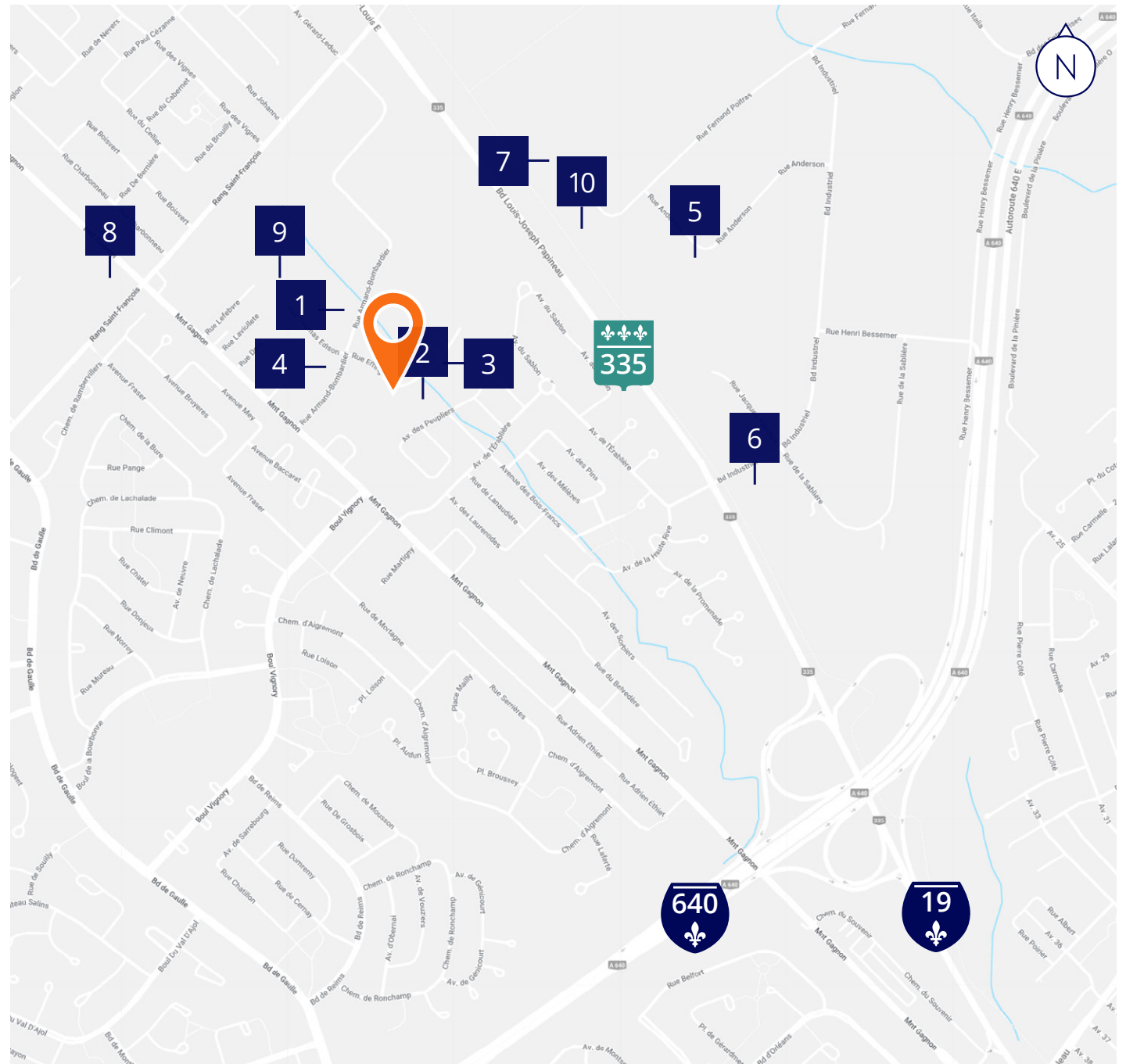
Highway 640  
5 minutes



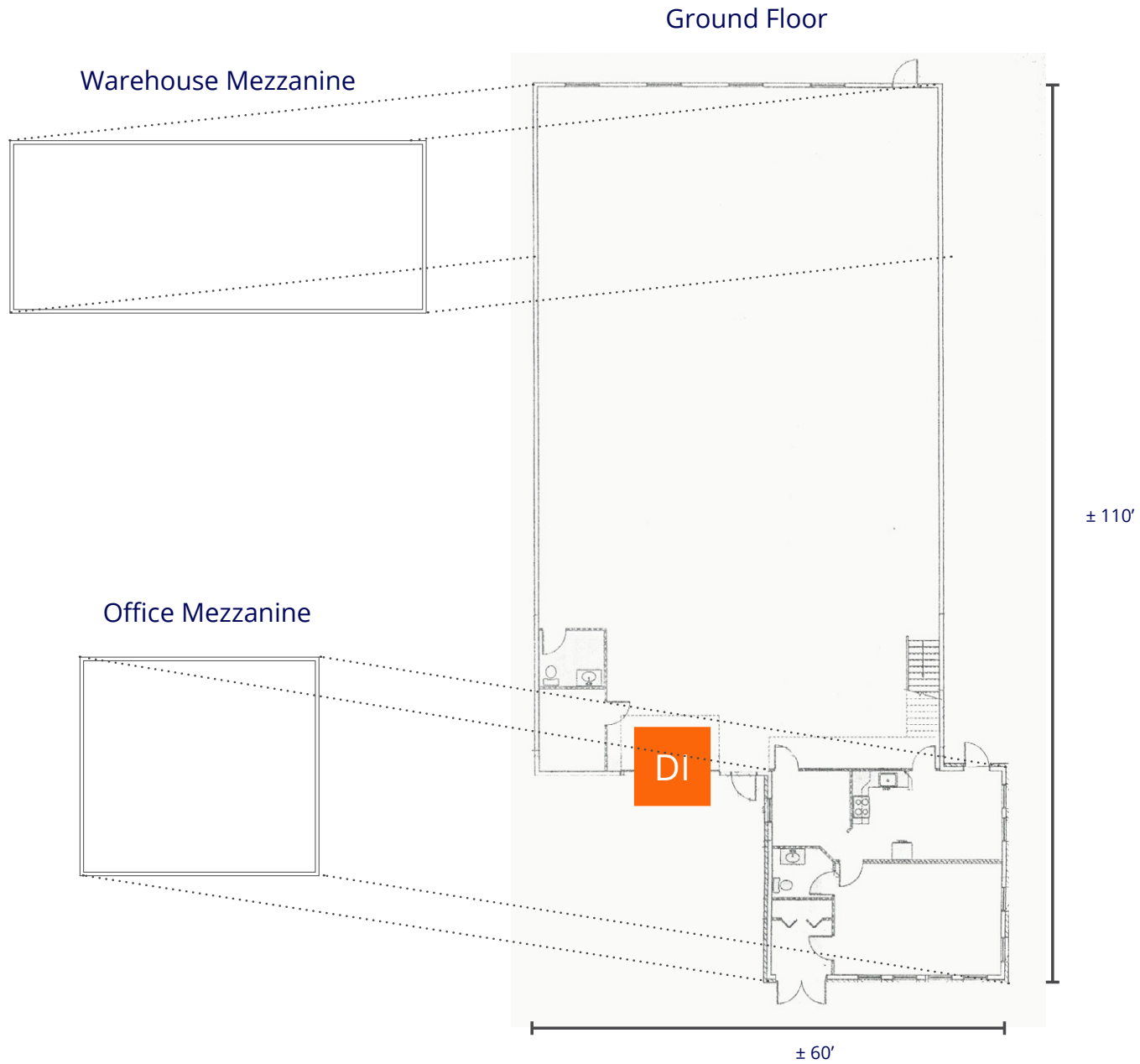
Laval  
14 minutes



Montréal  
20 minutes



# Building Plan



Effingham Street



Effingham Street



Armand-Bombardier Street

Thomas Edison Street

Montée Gagnon

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