

379 - 383 RUE LAFLEUR,
LACHUTE

16 804 SQ. Ft. | 7 commercial units

FOR SALE



Samuel Lapointe
EXECUTIVE VICE PRESIDENT
Real estate broker
Team Samuel Lapointe

450-512-7859

samuel.lapointe@pmml.ca

PMML.CA



BUILDING TYPE

Industrial

HIGHLIGHTS

Space available:

Premises: A B C = 6,090 sq. ft.

Premises : D E = 3,730 sq. ft.

Premises : F = 2,980 sq. ft.

PROPERTY DESCRIPTION

Unique opportunity! 16,804 sq.ft. commercial and industrial building located in downtown Lachute. Strategic location offering great development potential. Project plans included offer a variety of options to fully exploit this space.

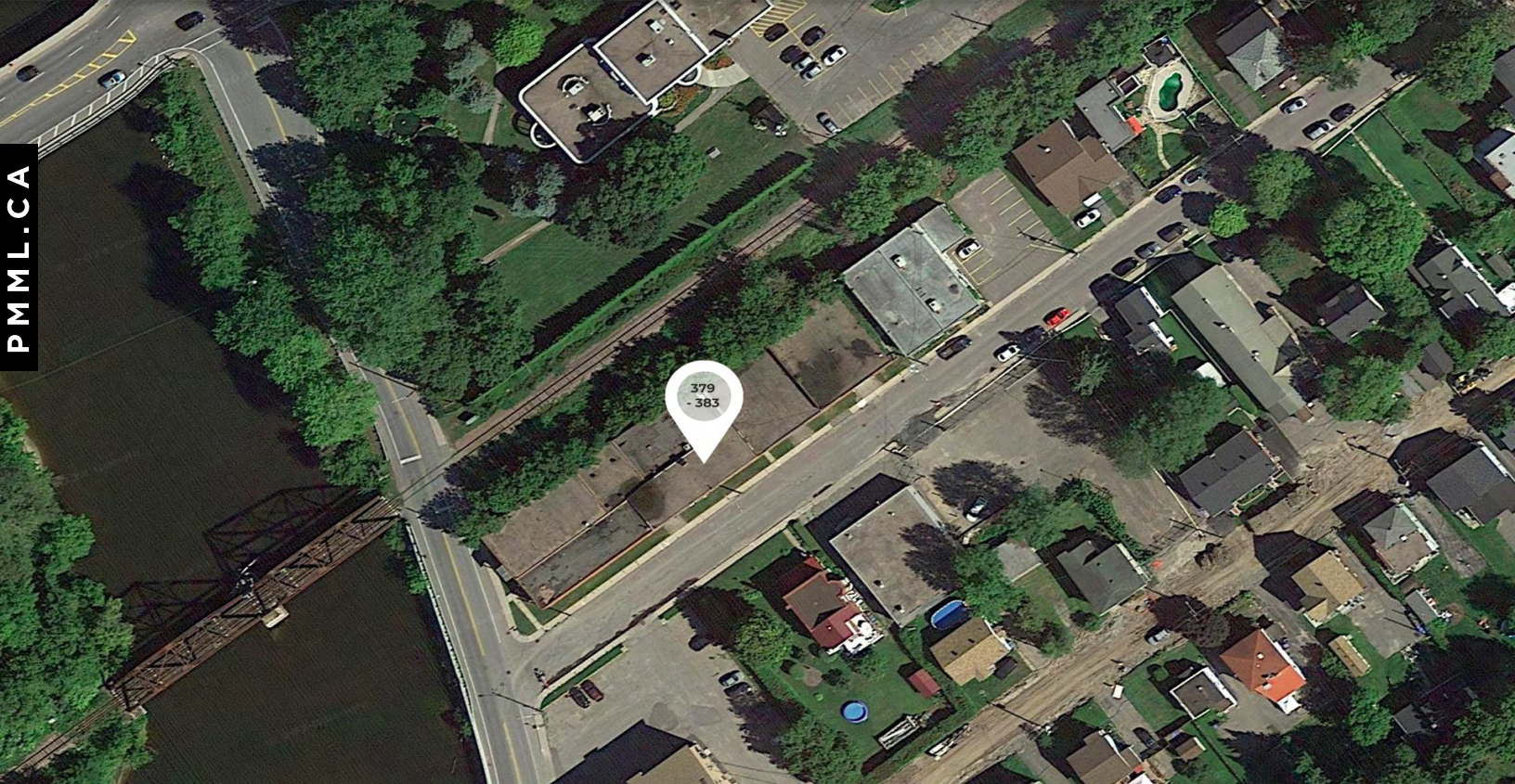
ADDITIONAL INFORMATION

The project is accepted by the city + analyses and 80% of the plans are supplied. The sale is made without legal guarantee of quality at the buyer's risk.

ASKING PRICE

1 750 000 \$

+GST/+PST



379
-
383

**EXISTING FACILITIES
TO BE VERIFIED**

YEAR BUILT
Unknown



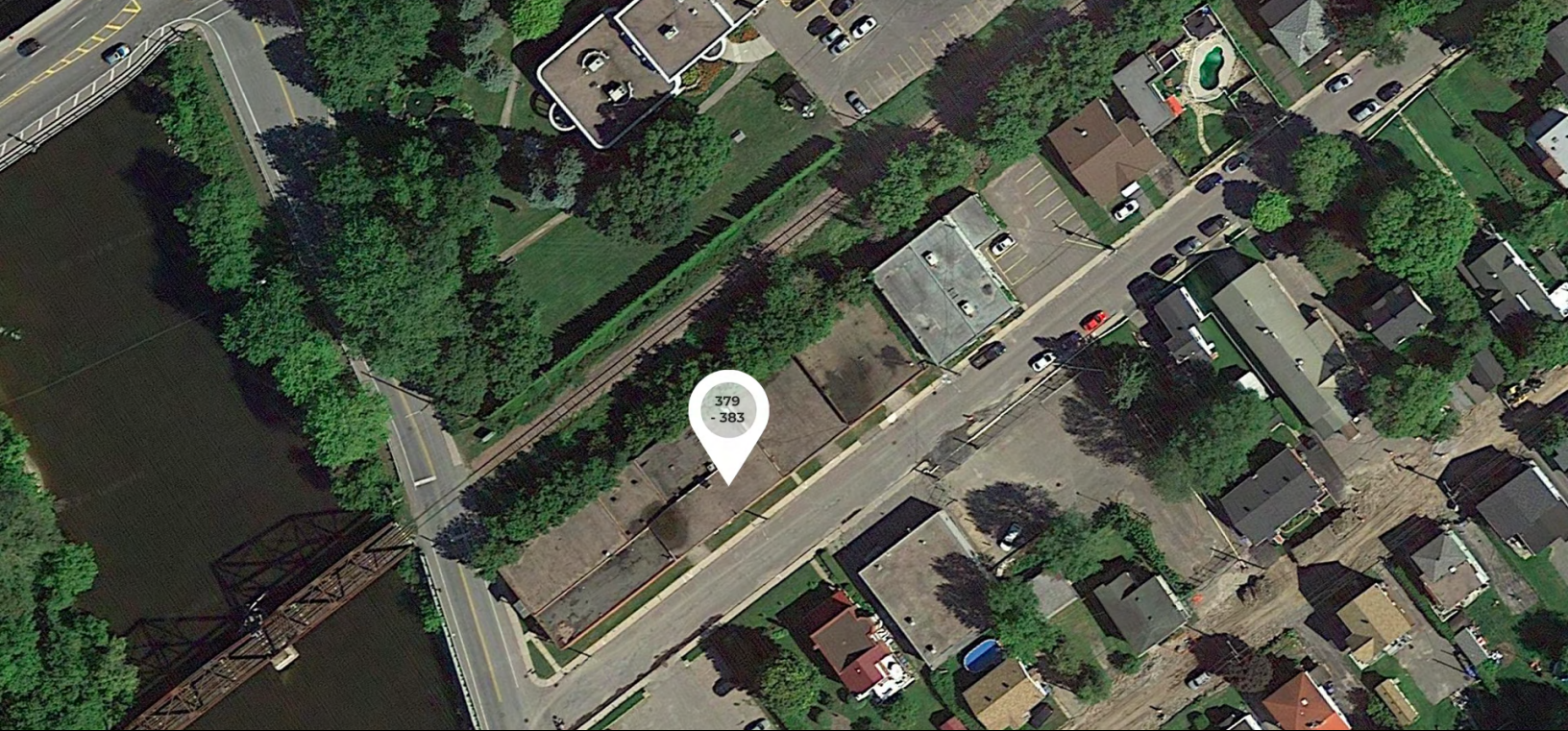
**LEASABLE AREA IN SQ.
Ft.**
12 800 sqft



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



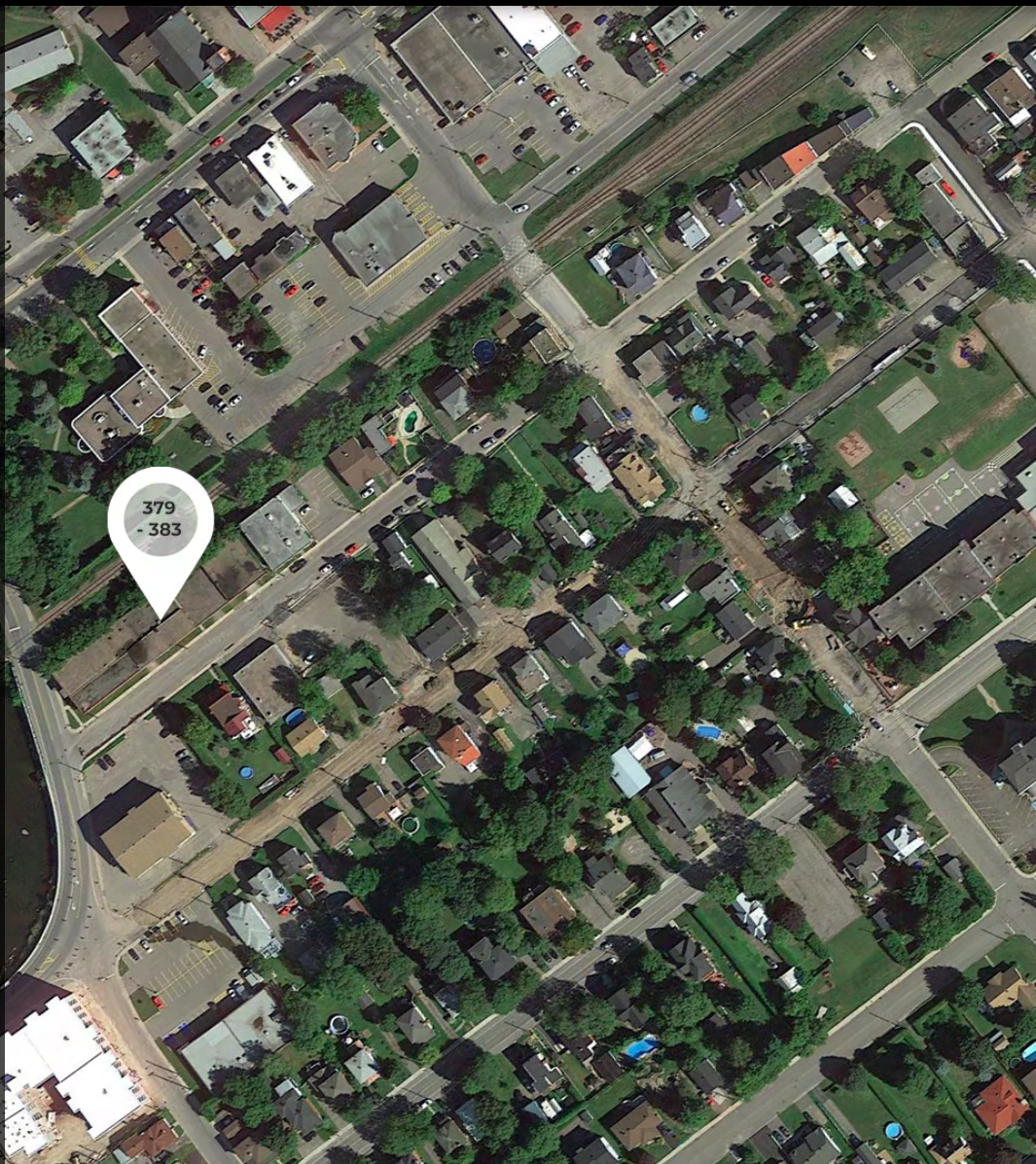
This is not an offer or promise to sell that could bind the seller to the buyer, but an invitation to submit such offers or promises. The remarks, descriptions, features and financial projections contained in the present document are for information only and should not be considered as being official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



379 - 383 Rue Lafleur, Lachute

MAIN ATTRACTIONS OF THE AREA

- Developing area
- Lachute Industrial Park
- Lachute Sports and Cultural Center
- Lachute Hospital
- Lachute Airport



BUILDING DESCRIPTION

BUILDING STORIES

FLOORS

1

PARKING

Number of spots

N/a

Parking surface

N/a

CONSTRUCTION

STRUCTURE TYPE

Bricks

DOORS AND WINDOWS CONDITION

See plan

CONDITION OF ROOF

See plan

FREE HEIGHT

To be Verified

SYSTEM

ELECTROMECHANIC

HVAC SYSTEM

Independently of the renovations

LIGHTS

Independently of the renovations

SECURITY SYSTEM

FIRE ALARM SYSTEM

To be verified

BUILDING

AREA

TOTAL GROSS AREA IN SQ. Ft.

To be Verified

LEASABLE AREA IN SQ. Ft.

12 800 sqft

AVERAGE AREA PER UNIT IN SQ. Ft.

To be verified

MUNICIPAL ASSESSMENT

LAND

91 900 \$

BUILDING

191 200 \$

TOTAL

283 100 \$

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LAND

CADASTRAL NUMBER

3 038 520

LAND AREA IN SQ. Ft.

21 333 sqft

ZONING

Commercial/ Industrial

OPTIMAL VOCATION

NEIGHBOURHOOD

ACCESS

Route 327 | 148 | 50

PUBLIC TRANSPORTS

No



