

# PMML

910 JARRY,  
CHOMEDEY

1 UNITS AND 1 COMMERCIAL UNIT

1 837 SQ. Ft.

FOR SALE



**Pablo Blais**

Real estate broker

514-473-4269

[pablo.blais@pmml.ca](mailto:pablo.blais@pmml.ca)



PMML.CA



**BUILDING TYPE**

Retail

**HIGHLIGHTS**

Recording studio  
Music lessons  
Performance hall  
Catering kitchen

**PROPERTY DESCRIPTION**

Great opportunity for an investor. The current owner will remain on-site and occupy both the commercial space and the residential area. This unique commercial building, designed as an artist's studio, offers a charming space with meticulous details. With its retro-pop ambiance, it also includes a recording studio, a catering kitchen, and a room for music lessons.

**ADDITIONAL INFORMATION**

The sale is made without legal warranty of quality to the risks and perils of the buyer. Owner-occupier. The current owner will continue to occupy the commercial premises as well as the apartment. The corresponding leases will be drawn up accordingly.

**ASKING PRICE**

880 000 \$

+GST/PST on the commercial portion



**EXISTING FACILITIES**  
MUSIC SCHOOL, SHOW ROOM

**YEAR BUILT**  
1960



**LEASABLE AREA IN SQ. Ft.**  
To be verified



**PRICE PER SQ. Ft.**  
479 \$/SQ. Ft.



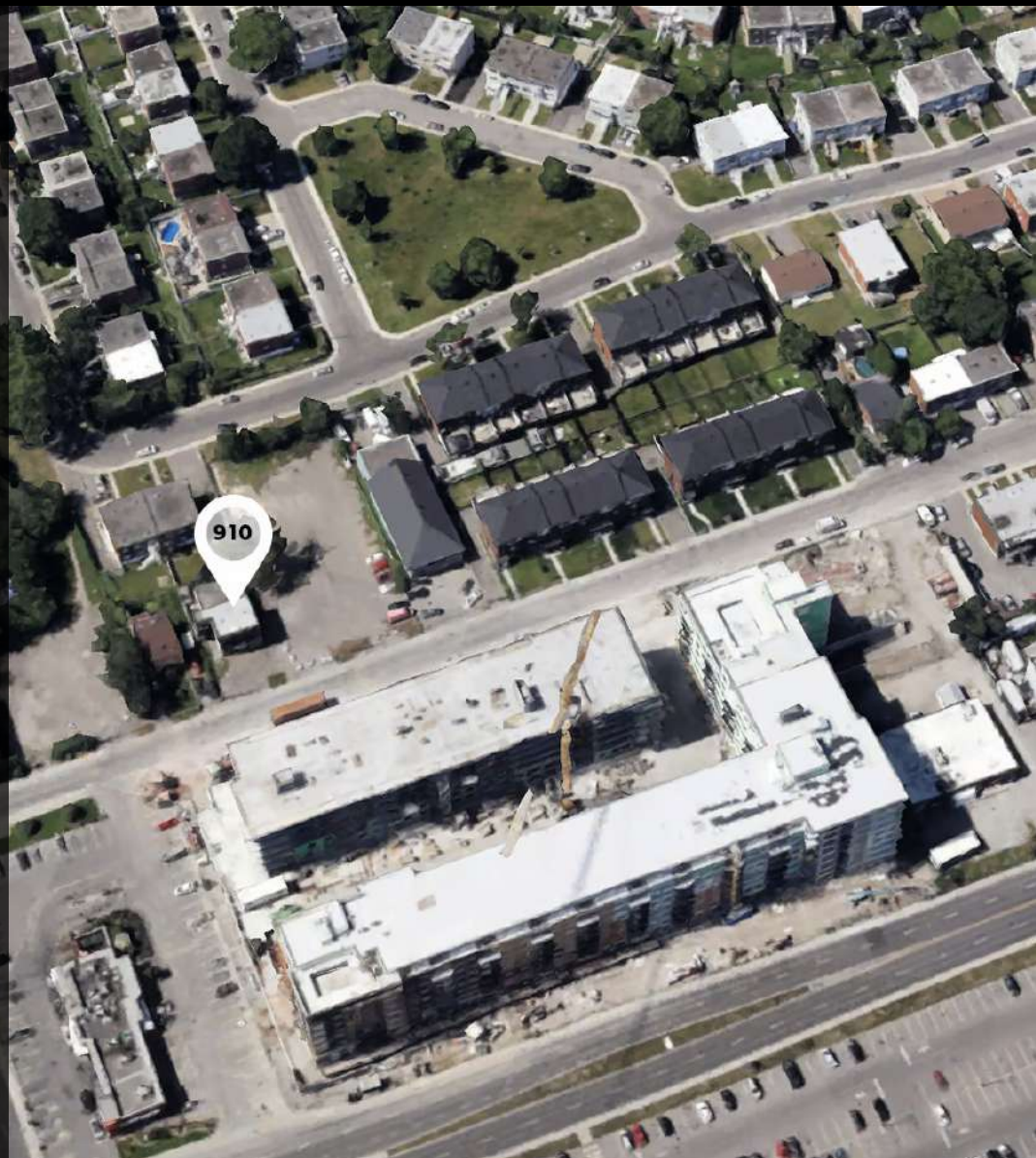
This is not an offer or promise to sell that could bind the seller to the buyer, but an invitation to submit such offers or promises. The remarks, descriptions, features and financial projections contained in the present document are for information only and should not be considered as being official 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.  
Descriptive sheet generated on : 2024-11-13 22:15



910 Jarry, Chomedey

## MAIN ATTRACTIONS OF THE AREA

- Close to several major businesses
- Close to boulevard Curé-Labelle and boulevard Notre-Dame
- Area on the move



# BUILDING DESCRIPTION

## BUILDING STORIES

### FLOORS

2

## PARKING

### Number of spots

10 +/-

### Parking surface

Exterior

## CONSTRUCTION

### STRUCTURE TYPE

Brick and wood

### DOORS AND WINDOWS CONDITION

Good

### CONDITION OF ROOF

Good

### FREE HEIGHT

To be verified

## SYSTEM

## ELECTROMECHANIC

### HVAC SYSTEM

To be verified

### LIGHTS

To be verified

### SECURITY SYSTEM

To be verified

### FIRE ALARM SYSTEM

To be verified

# BUILDING

## AREA

### TOTAL GROSS AREA IN SQ. Ft.

To be verified

### LEASABLE AREA IN SQ. Ft.

To be verified

### AVERAGE AREA PER UNIT IN SQ. Ft.

To be verified

## MUNICIPAL ASSESSMENT

### LAND

\$ 215 300

### BUILDING

\$ 214 300

### TOTAL

\$ 429 600

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

1 441 822

### LAND AREA IN SQ. Ft.

4 718 sq.ft

## ZONING

Zone : T4.5-3301

## OPTIMAL VOCATION

Performance hall, recording studio, music school, cabaret.

## NEIGHBOURHOOD

### ACCESS

Route 117

### PUBLIC TRANSPORTS

Bus 151-26-36-66



## REVENUE

	YEARLY	\$/SQ. Ft.
COMMERCIAL	18 000 \$	9,80 \$
RESIDENTIAL	18 000 \$	9,80 \$
<b>TOTAL GROSS INCOME</b>	<b>36 000 \$</b>	<b>20 \$</b>

## EXPENSES

		YEARLY	\$/SQ. Ft.
<b>VACANCY/BAD DEBT</b>			
<b>TAXES</b>			
MUNICIPAL TAXES		9 444 \$	5,14 \$
SCHOOL TAXES		370 \$	0,20 \$
<b>Operating Expenses</b>			
<b>ADMINISTRATIVE EXPENSES</b>			
INSURANCE		9 202 \$	5,01 \$
ELECTRICITY		2 489 \$	1,35 \$
<b>HEATING</b>			
REPAIRS AND MAINTENANCE	Normalised	1 800 \$	0,98 \$
SNOW REMOVAL		1 056 \$	0,57 \$
<b>SERVICE CONTRACT</b>			
SALARIES	Normalised	1 080 \$	0,59 \$
HYDRO-SOLUTION		650 \$	0,35 \$
<b>NON-RECOVERABLE EXPENSES</b>			
STRUCTURAL RESERVE	Normalised	540 \$	0,29 \$
MANAGEMENT FEES	Normalised	1 080 \$	0,59 \$
<b>TOTAL EXPENSES</b>		<b>27 711 \$</b>	<b>15 \$</b>

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.

Descriptive sheet generated on : 2024-11-13 22:15

