

# PMML

## CONDO INDUSTRIEL #3 PIERRE- DANSEREAU, SALABERRY-DE-VALLEYFIELD

10 680 SQ. Ft. | 1 commercial unit

**FOR SALE**



**Laurent Paquin & Mélissa  
Jacob**

FIRST VICE PRESIDENT

Real estate broker

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**PMML.CA**



**BUILDING TYPE**

# Industrial

**HIGHLIGHTS**

Prestigious new construction.

Office space available at the front of the building.

Proximity to main roads in the area. Highways 30 - 20 - 132 -530

Area with strong development potential

**PROPERTY DESCRIPTION**

Discover this unique opportunity to acquire a commercial/industrial condominium currently under construction, offering a generous 10 680ft. 2 of floor space and up to 28 ft. of headroom. Ideally designed to meet your professional needs, this space also includes a front area dedicated to office space. Delivered in base-building condition, this project promises to meet your expectations for running your business. Delivery scheduled for 2025.

Don't miss this exceptional opportunity!

**ADDITIONAL INFORMATION**

All occupancy projects must meet the municipality's use criteria. The sale is made without any legal guarantee of quality and at the buyer's risk.

**ASKING PRICE**

# 3 150 000 \$

+GST/+PST





### EXISTING FACILITIES

**YEAR BUILT**  
To be built



**LEASABLE AREA IN SQ. Ft.**  
10 680 sq. ft.



**PRICE PER SQ. Ft.**  
295 \$/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.  
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## Condo industriel #3 Pierre-Dansereau, Salaberry-de-Valleyfield

### MAIN ATTRACTIONS OF THE AREA

- Conveniently located near major industrial and commercial zones, offering opportunities for business partnerships and easy access to potential suppliers and customers.





# BUILDING DESCRIPTION

## BUILDING STORIES

### FLOORS

1

## PARKING

### Number of spots

40 spaces

### Parking surface

Exterior

## CONSTRUCTION

### STRUCTURE TYPE

Steel

### DOORS AND WINDOWS CONDITION

To be built 2025

### CONDITION OF ROOF

Elastomer / Membrane

### FREE HEIGHT

28

## SYSTEM

### ELECTROMECHANIC

### HVAC SYSTEM

Electric baseboard heaters and suspended fan heaters

### LIGHTS

Incandescent & recessed LED

### SECURITY SYSTEM

To be verified

### FIRE ALARM SYSTEM

Smoke detectors, Fire extinguishers, Central alarm panel, Sprinkler system

# BUILDING

## AREA

### TOTAL GROSS AREA IN SQ. Ft.

10 680 sq. ft.

### LEASABLE AREA IN SQ. Ft.

10 680 sq. ft.

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

10 680 sq. ft.

## MUNICIPAL ASSESSMENT

### LAND

503 900 \$

### BUILDING

0 \$

### TOTAL

503 900 \$

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## LAND

### CADASTRAL NUMBER

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6 510 970

### LAND AREA IN SQ. Ft.

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135 647 sq. ft.

## ZONING

I-918

## OPTIMAL VOCATION

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Industrial/Commercial

## NEIGHBOURHOOD

### ACCESS

Autoroute 530 / Boul. Pie-XII

### PUBLIC TRANSPORTS

N/A



