PMML

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

10 680 SQ. Ft. | 1 commercial unit

FOR SALE





Laurent Paquin & Mélissa Jacob

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PMML.CA

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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. 10 680 sq. ft.



PRICE PER SQ. Ft. 295 \$/SQ. Ft.



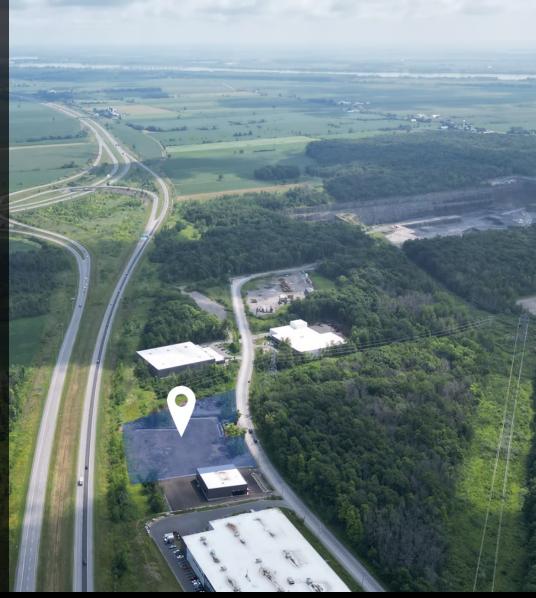
This is not an offer or promise to sell that could bind the seller to the buyer, but an invitation to submit such offers or promises. The remarks, descriptions, features and financial projections contained in the present document are for information only and should not be considered as being official 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. Descriptive sheet generated on: 2024-11-26 19:26



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

PARKING

FLOORS

1

Number of spots

40 spaces

Parking surface

Exterior

CONSTRUCTION

SYSTEM

ELECTROMECANIC

STRUCTURE TYPE

Steel

HVAC SYSTEM

Electric baseboard heaters and suspended fan

heaters

DOORS AND WINDOWS CONDITION

To be built 2025

LIGHTS

Incandescent & recessed LED

CONDITION OF ROOF

Elastomer / Membrane

SECURITY SYSTEM

To be verified

FREE HEIGHT

28

FIRE ALARM SYSTEM

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

BUILDING

AREA

MUNICIPAL ASSESSMENT

TOTAL GROSS AREA IN SQ. Ft.

10 680 sq. ft.

LAND

503 900 \$

LEASABLE AREA IN SQ. Ft.

10 680 sq. ft.

BUILDING 0 \$

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503 900 \$

TOTAL

AVERAGE AREA PER UNIT IN SQ. Ft.

10 680 sa. ft.

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LAND

CADASTRAL NUMBER

6 510 970

LAND AREA IN SQ. Ft.

135 647 sq. ft.

ZONING

I-918

OPTIMAL VOCATION

Industrial/Commercial

NEIGHBOURHOOD

ACCESS

Autoroute 530 / Boul. Pie-XII

PUBLIC TRANSPORTS

N/A

