# **PMML**

## 2489 - 2491 CURÉ-LABELLE, PRÉVOST

#### 3 593 SQ. Ft. | 2 commercial units

#### FOR SALE





Samuel Paquette Real estate broker Team Lysane Lafrenière et Samuel Paquette 450-694-1313 samuel.paquette@pmml.ca

PMML.CA

f 💿 in 🖻 🄊

## BUILDING TYPE Industrial

#### HIGHLIGHTS

A privileged location along Route 117, ensuring exceptional visibility. Easily accessible from Highway 15. Flexible space to meet your specific needs. It is possible to separate the two condos to maximize investment possibilities.

#### **PROPERTY DESCRIPTION**

Two industrial condos with a total area of 3,590.52 square feet are available for sale. Currently, the owner occupies both condos to run their business. You have the option to subdivide the space according to your needs. The first section offers 1,800.48 square feet, while the second provides 1,790.04 square feet. The garage has a clear height of 15 feet, with three ground-level doors: one door of 12 feet and two doors of 14 feet each.

#### ADDITIONAL INFORMATION

Condo 1 : Bureau : 29,02 ft x 15,08 ft irr | Salle de bain : 7,06 ft x 4,11 ft irr | Entrepôt : 29,04 ft x 43 ft irr | Mezzanine : 29,04 ft x 16,01 ft irr Condo 2 : Bureau : 27,02 ft x 13,05 ft irr | Salle de bain : 6,01 ft x 11,03 ft irr | Entrepôt : 28,10 ft x 42,11 ft irr | Mezzanine : 28,10 ft x 17,09 ft irr The sale is made without legal warranty of quality to the risks and perils of the buyer



PMML.CA

f 💿 in 🗗 🄊



## **EXISTING FACILITIES** GLAZING





**LEASABLE AREA IN SQ. Ft.** 3 590,54 pi<sup>2</sup>



price per sq. ft. 306 \$/SQ. Ft.



f 💿 in 🗗 🔊

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 and to declare himself satisfied or not of his due diligence verification performed after an accepted promise to purchase.

PMML



#### 2489 - 2491 Curé-Labelle, Prévost

## MAIN ATTRACTIONS OF THE AREA

 Located at 2489 Curé Labelle in Prévost, at the intersection of Les Sorbiers, this site offers many attractions. Its strategic location, high visibility and proximity to amenities such as schools and shops make it a perfect choice for businesses and investors looking for a dynamic, practical environment.

Descriptive sheet generated on : 2024-11-25 16:50

PMML

COMMERCIAL REAL ESTATE AGENCY AND MORTGAGE BROKERAGE FIRM

f 💿 in 🗗 🄊

## **BUILDING DESCRIPTION**

### BUILDING STORIES

FLOORS

#### PARKING

Number of spots 18 places

Parking surface Exterior

#### SYSTEM ELECTROMECANIC

**HVAC SYSTEM** Baseboard and electric heater

**LIGHTS** To Be verified

SECURITY SYSTEM None

FIRE ALARM SYSTEM To Be verified

## CONSTRUCTION

STRUCTURE TYPE Concrete

**DOORS AND WINDOWS CONDITION** Good condition

**CONDITION OF ROOF** Elastomer membrane

**FREE HEIGHT** 15"

## BUILDING

AREA

**TOTAL GROSS AREA IN SQ. Ft.** To Be verified

**LEASABLE AREA IN SQ. Ft.** 3 590,54 pi<sup>2</sup>

AVERAGE AREA PER UNIT IN SQ. Ft. tb

### MUNICIPAL ASSESSMENT

f 💿 in 🖻 🔊

**LAND** 156 600 \$

**BUILDING** 166 900 \$

**TOTAL** 323 500 \$

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.

## **CADASTRAL NUMBER** 2 226 548, 2 226 549

LAND AREA IN SQ. Ft.

## 34 250 pi<sup>2</sup>

## ZONING

Zone : ZC-425

## OPTIMAL VOCATION

## NEIGHBOURHOOD

#### ACCESS

Highway 117 | 333

#### **PUBLIC TRANSPORTS**

None

































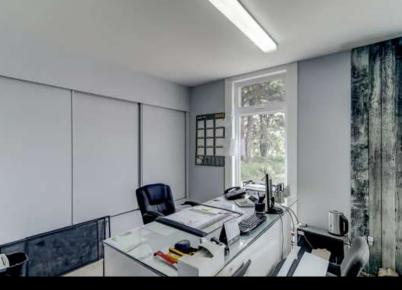






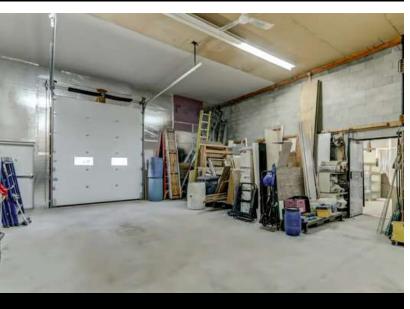


















f 💿 in 🗗 🎐