

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](mailto:samuel.paquette@pmml.ca)



**PMML.CA**



**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

**ASKING PRICE**

# 1 100 000 \$

+GST/+PST





### EXISTING FACILITIES GLAZING

**YEAR BUILT**  
1988



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



**PRICE PER SQ. Ft.**  
306 \$/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.





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



# BUILDING DESCRIPTION

## BUILDING STORIES

### FLOORS

1

## PARKING

### Number of spots

18 places

### Parking surface

Exterior

## CONSTRUCTION

### STRUCTURE TYPE

Concrete

### DOORS AND WINDOWS CONDITION

Good condition

### CONDITION OF ROOF

Elastomer membrane

### FREE HEIGHT

15"

## SYSTEM

### ELECTROMECHANIC

### HVAC SYSTEM

Baseboard and electric heater

### LIGHTS

To Be verified

### SECURITY SYSTEM

None

### FIRE ALARM SYSTEM

To Be verified

# 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

### 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.

## LAND

### 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

















