

PMML

1290 ROUTE 235,
BEDFORD (VILLE)

1 812 SQ. Ft.

FOR SALE



Marc-André Caron

SENIOR ASSOCIATE BROKER

Real estate broker

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PMML.CA



BUILDING TYPE

Retail

HIGHLIGHTS

Route 235

25% growth of the sector

Excellent visibility and taxability

PROPERTY DESCRIPTION

The 1,812-sq.-ft. building sits on a 16,495-sq.-ft. lot. Built in 1988, the building includes an owner-operated grocery store. Located on Bedford's central artery, this building has great visibility and potential, given the town's strong growth. Great opportunity with many possibilities.

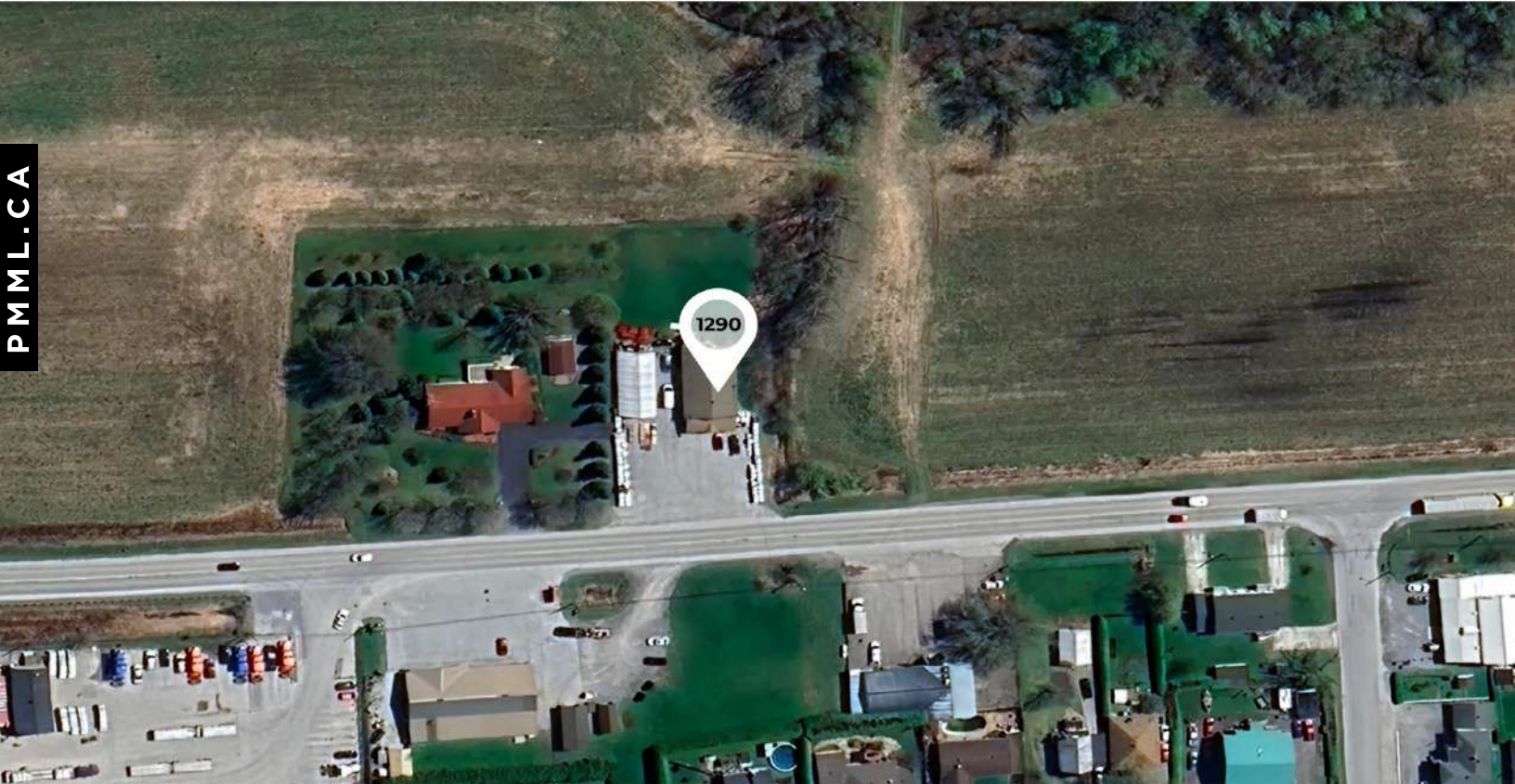
ADDITIONAL INFORMATION

The sale is made without legal guarantee of quality at the buyer's risk.

ASKING PRICE

415 999 \$

+GST/+PST



**EXISTING FACILITIES
TO VERIFY**

**YEAR BUILT
1988**



**LEASABLE AREA IN SQ.
Ft.
1 812 SQ FT**



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



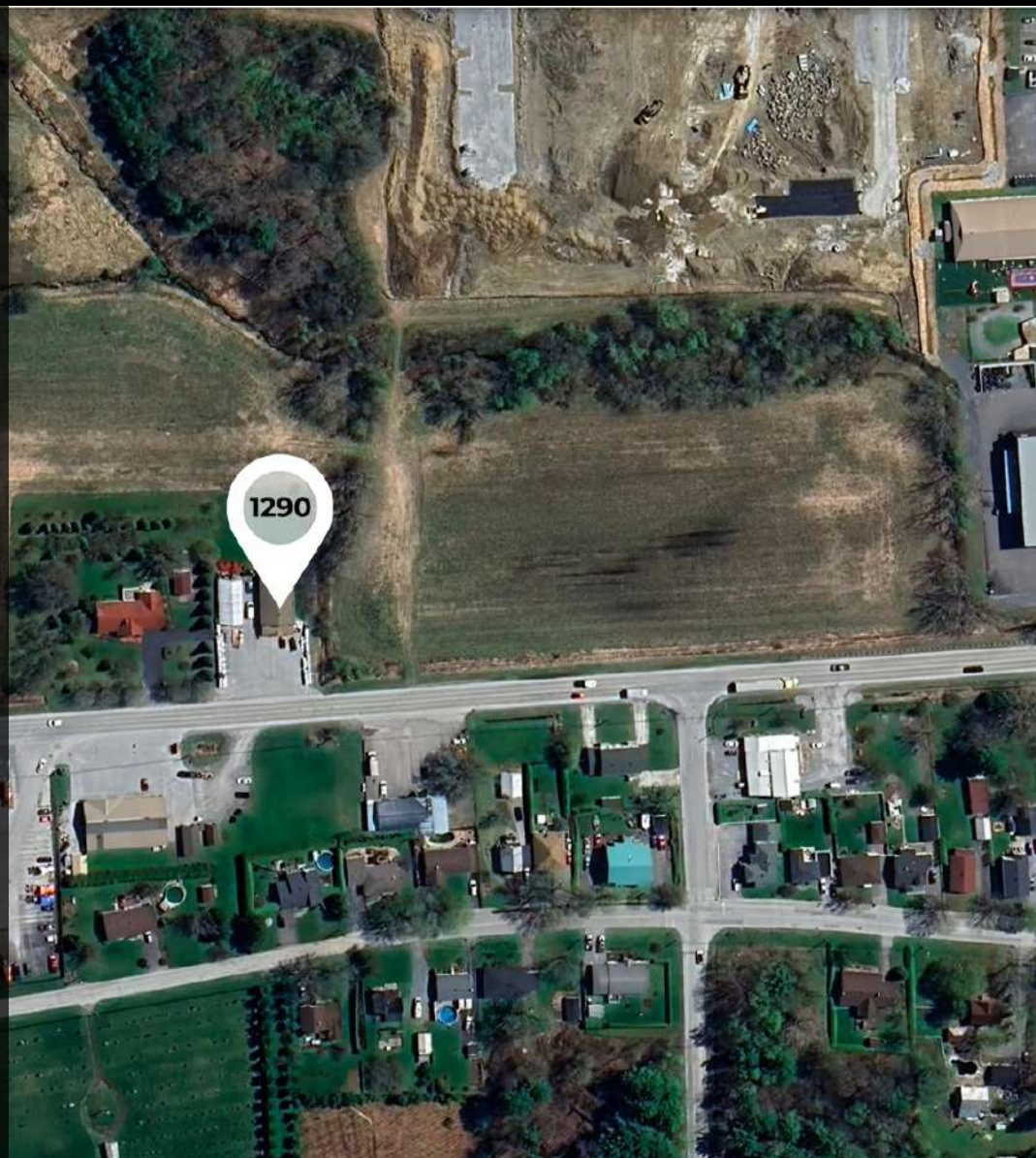
This is not an offer or promise to sell that could bind the seller to the buyer, but an invitation to submit such offers or promises. The remarks, descriptions, features and financial projections contained in the present document are for information only and should not be considered as being official 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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1290 Route 235, Bedford (Ville)

MAIN ATTRACTIONS OF THE AREA

- Area in strong economic development
- Proximity to commercial services and residential areas
- Proximity to major highways



BUILDING DESCRIPTION

BUILDING STORIES

FLOORS

1

PARKING

Number of spots

15

Parking surface

Exterior

CONSTRUCTION

STRUCTURE TYPE

Brick and Wood

DOORS AND WINDOWS CONDITION

Renovated

CONDITION OF ROOF

Renovated

FREE HEIGHT

8

SYSTEM

ELECTROMECHANIC

HVAC SYSTEM

Electric

LIGHTS

Neon thungsten

SECURITY SYSTEM

Connected to a fire station

FIRE ALARM SYSTEM

Smoke detector

BUILDING

AREA

TOTAL GROSS AREA IN SQ. Ft.

to verify

LEASABLE AREA IN SQ. Ft.

1 812 SQ FT

AVERAGE AREA PER UNIT IN SQ. Ft.

To verify

MUNICIPAL ASSESSMENT

LAND

19 600\$

BUILDING

137 400 \$

TOTAL

157 000 \$

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LAND

CADASTRAL NUMBER

5 602 945

LAND AREA IN SQ. Ft.

16 495 SQ FT

ZONING

C-12
Commercial

OPTIMAL VOCATION

NEIGHBOURHOOD

ACCESS

Route 235/202

PUBLIC TRANSPORTS

N/A



REVENUE

	YEARLY	\$/SQ. Ft.
COMMERCIAL	28 836 \$	15,91 \$
PARKING		
STORAGE		
TOTAL GROSS INCOME	28 836 \$	16 \$

EXPENSES

		YEARLY	\$/SQ. Ft.
VACANCY/BAD DEBT			
TAXES			
MUNICIPAL TAXES		1 115 \$	0,62 \$
SCHOOL TAXES		121 \$	0,07 \$
Operating Expenses			
ADMINISTRATIVE EXPENSES			
INSURANCE		2 896 \$	1,60 \$
ELECTRICITY		10 842 \$	5,98 \$
HEATING			
REPAIRS AND MAINTENANCE	Normalised	1 442 \$	0,80 \$
SNOW REMOVAL		1 245 \$	0,69 \$
SERVICE CONTRACT	Actual	3 737 \$	2,06 \$
SALARIES	Normalised	865 \$	0,48 \$
NON-RECOVERABLE EXPENSES			
STRUCTURAL RESERVE	Normalised	433 \$	0,24 \$
MANAGEMENT FEES	Normalised	865 \$	0,48 \$
TOTAL EXPENSES		23 561 \$	13 \$

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