

PMML

43 SAINT-CHARLES OUEST.,
LONGUEUIL

17 554 SQ. Ft.

FOR SALE



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SENIOR ASSOCIATE BROKER

Real estate broker

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PMML.CA



BUILDING TYPE

Office

HIGHLIGHTS

Beautiful building with ancestral cachet
Located in one of the most beautiful areas of the City of Longueuil
Space immediately available for owner-occupant

PROPERTY DESCRIPTION

Beautiful ancestral building with over 17,554 sq. ft. of floor space. On the 1st floor, the building includes a space designed to accommodate a business or specialist office, while the 2nd and 3rd floors feature several functional, user-friendly office spaces. Great potential for an investor and/or owner who would like to establish themselves in one of the most beautiful areas of the City of Longueuil.

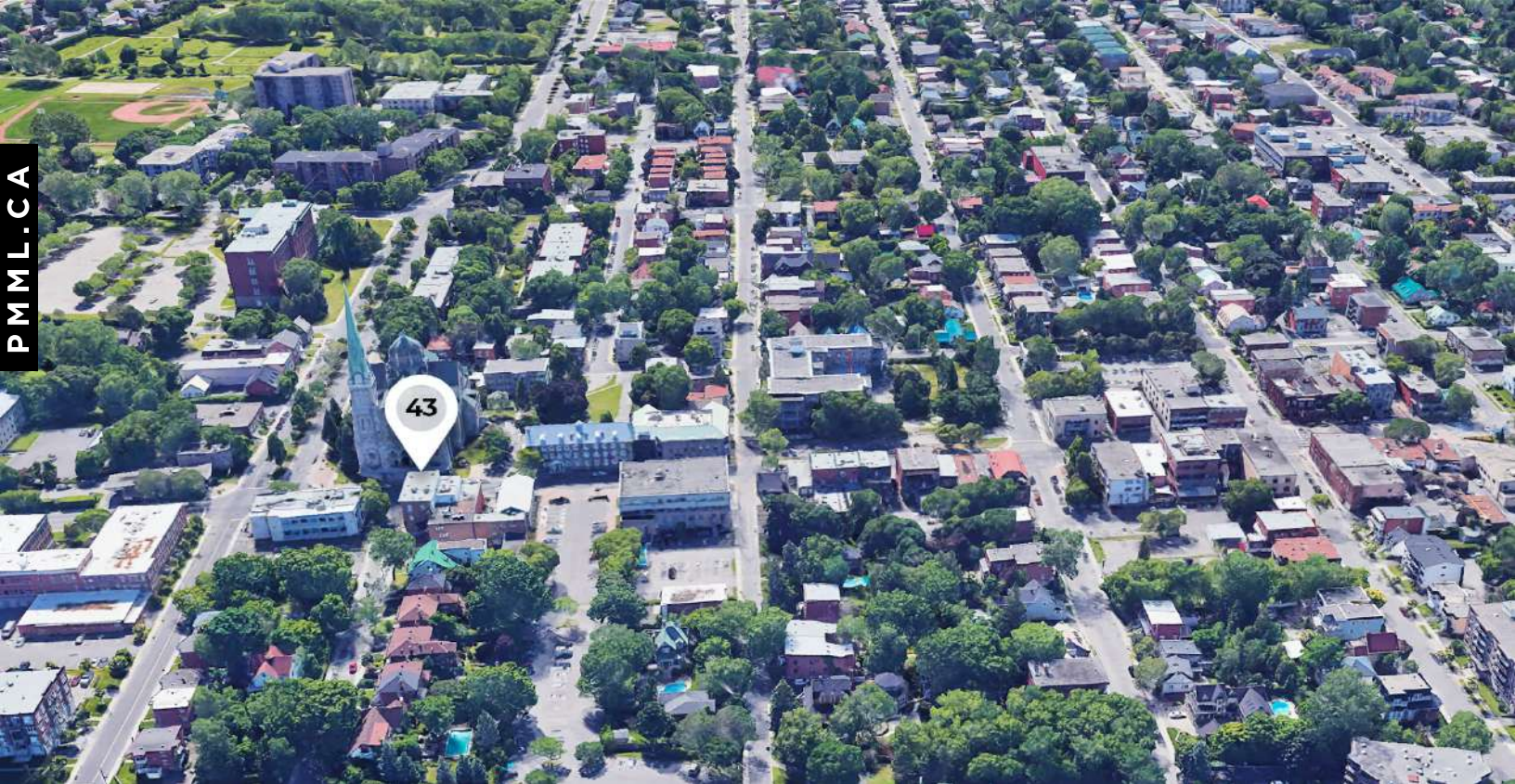
ADDITIONAL INFORMATION

The SELLER does not give any legal warranty of quality to the buyer, [...].
(see broker for complete clause) The recovery amount is a potential amount

ASKING PRICE

2 985 000 \$

+GST/+PST



EXISTING FACILITIES
KITCHEN / TOILET

YEAR BUILT
1867



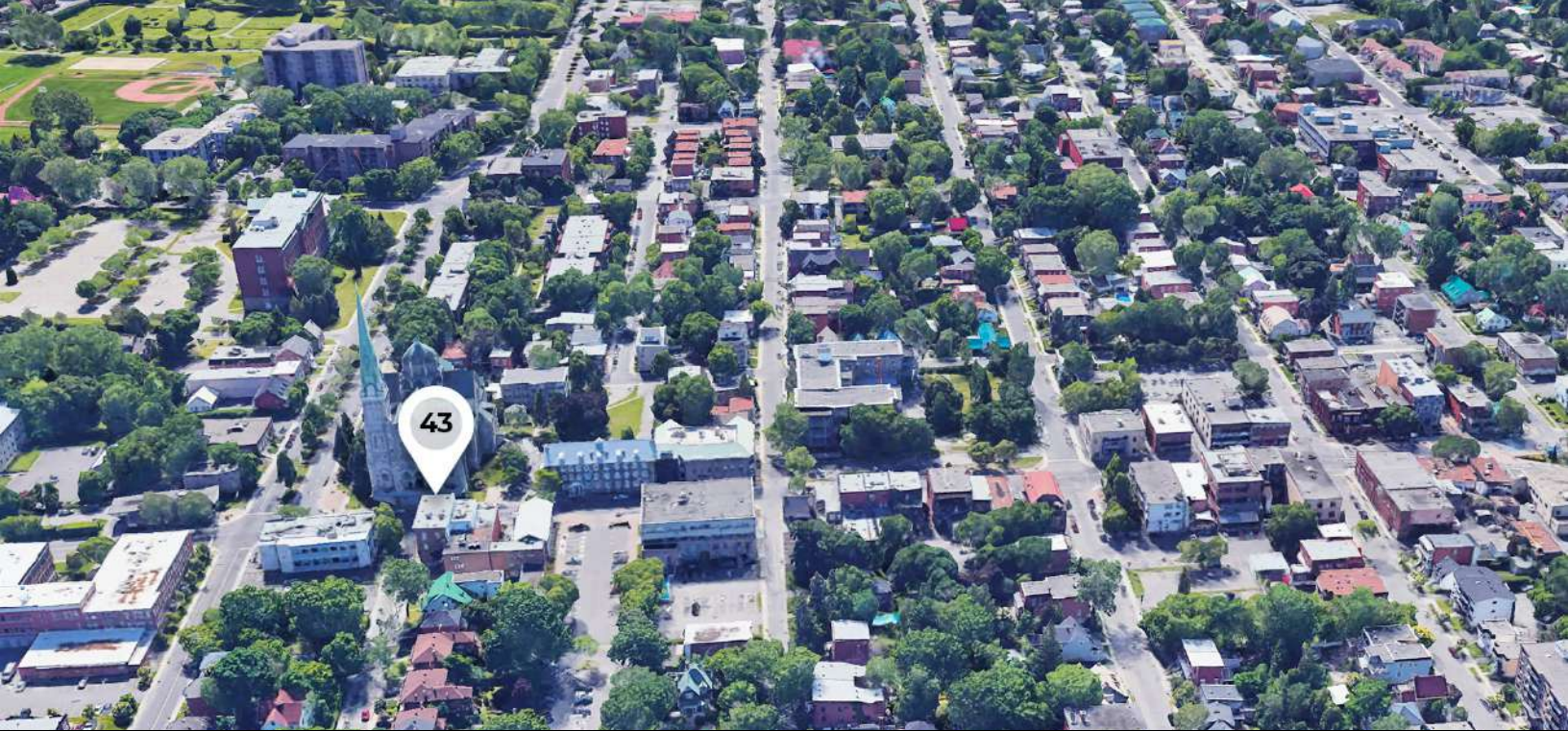
LEASABLE AREA IN SQ.
Ft.
17 554 ft²



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



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43 Saint-Charles Ouest., Longueuil

MAIN ATTRACTIONS OF THE AREA

- Commercial and residential sector
- Well-known artery
- Public parking nearby



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BUILDING DESCRIPTION

BUILDING STORIES

FLOORS

3

PARKING

Number of spots

2

Parking surface

Exterior

CONSTRUCTION

STRUCTURE TYPE

Bricks and wood

DOORS AND WINDOWS CONDITION

Renovated

CONDITION OF ROOF

Flat, asphalt, gravel and elastomeric membrane resurfaced in 2012

FREE HEIGHT

8

SYSTEM

ELECTROMECHANIC

HVAC SYSTEM

Electric baseboards

LIGHTS

Fluorescent, incandescent, LED

SECURITY SYSTEM

On

FIRE ALARM SYSTEM

Oui

BUILDING

AREA

TOTAL GROSS AREA IN SQ. Ft.

13 586 ft²

LEASABLE AREA IN SQ. Ft.

17 554 ft²

AVERAGE AREA PER UNIT IN SQ. Ft.

5 000 ft²

MUNICIPAL ASSESSMENT

LAND

246 700 \$

BUILDING

2 244 600 \$

TOTAL

2 491 300 \$

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LAND

CADASTRAL NUMBER

2 007 600

LAND AREA IN SQ. Ft.

6 639 ft²

ZONING

ZONE C22-083 :
Commerce : C2 : Arterial

OPTIMAL VOCATION

NEIGHBOURHOOD

ACCESS

Rte 132 / HWY 20

PUBLIC TRANSPORTS

8/28/88



REVENUE

	YEARLY	\$/SQ. Ft.
COMMERCIAL	312 432 \$	17,80 \$
PARKING		
STORAGE		
POTENTIAL RECOVERY	65 888 \$	3,75 \$
CURRENT RECUP	8 017 \$	0,46 \$
RECOVERY		
TOTAL GROSS INCOME	386 337 \$	22 \$

EXPENSES

		YEARLY	\$/SQ. Ft.
VACANCY/BAD DEBT			
TAXES			
MUNICIPAL TAXES	Actual	69 759 \$	3,97 \$
SCHOOL TAXES	Actual	2 325 \$	0,13 \$
Operating Expenses			
ADMINISTRATIVE EXPENSES			
INSURANCE	Actual	18 647 \$	1,06 \$
ELECTRICITY			
HEATING			
REPAIRS AND MAINTENANCE	Normalised	19 317 \$	1,10 \$
SNOW REMOVAL	Actual	1 724 \$	0,10 \$
SERVICE CONTRACT			
SALARIES	Normalised	11 590 \$	0,66 \$
NON-RECOVERABLE EXPENSES			
STRUCTURAL RESERVE	Normalised	5 795 \$	0,33 \$
MANAGEMENT FEES	Normalised	11 590 \$	0,66 \$
TOTAL EXPENSES		140 747 \$	8 \$

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