

PMML

1277 - 1285 DES CHAMPS-ELYSEES,
CHICOUTIMI

9 950 SQ. Ft.

FOR SALE



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PMML.CA



BUILDING TYPE

Retail

HIGHLIGHTS

Ideal location
Stable and diverse tenants
Room for value appreciation

PROPERTY DESCRIPTION

Commercial building with 6 units strategically located across from Place du Royaume, offering excellent visibility. Built in 1982, this building features a solid and well-maintained structure. Diverse tenants ensure income diversification, with the potential for an attractive return. A rare opportunity in a sought-after commercial area, ideal for investors looking for a profitable long-term asset

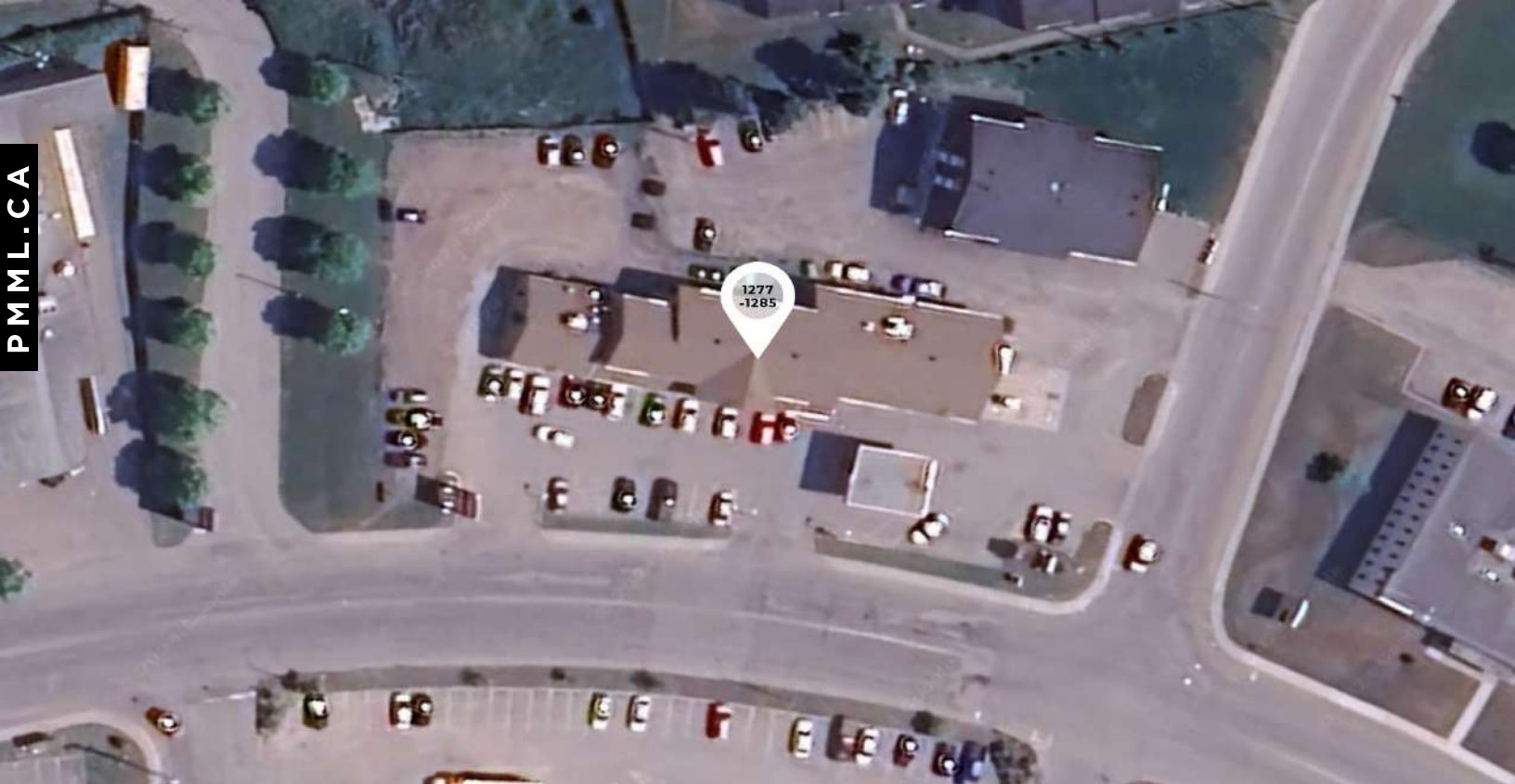
ADDITIONAL INFORMATION

The tenants are: Restaurant Thieault | Gootzy | Aux 2 Regende card/jeux |
Depanneur super sagami | La galerie | Salon Mona

ASKING PRICE

1 699 000 \$

+GST/+PST



EXISTING FACILITIES
SHOPPING CENTER LINEAR

YEAR BUILT
1982



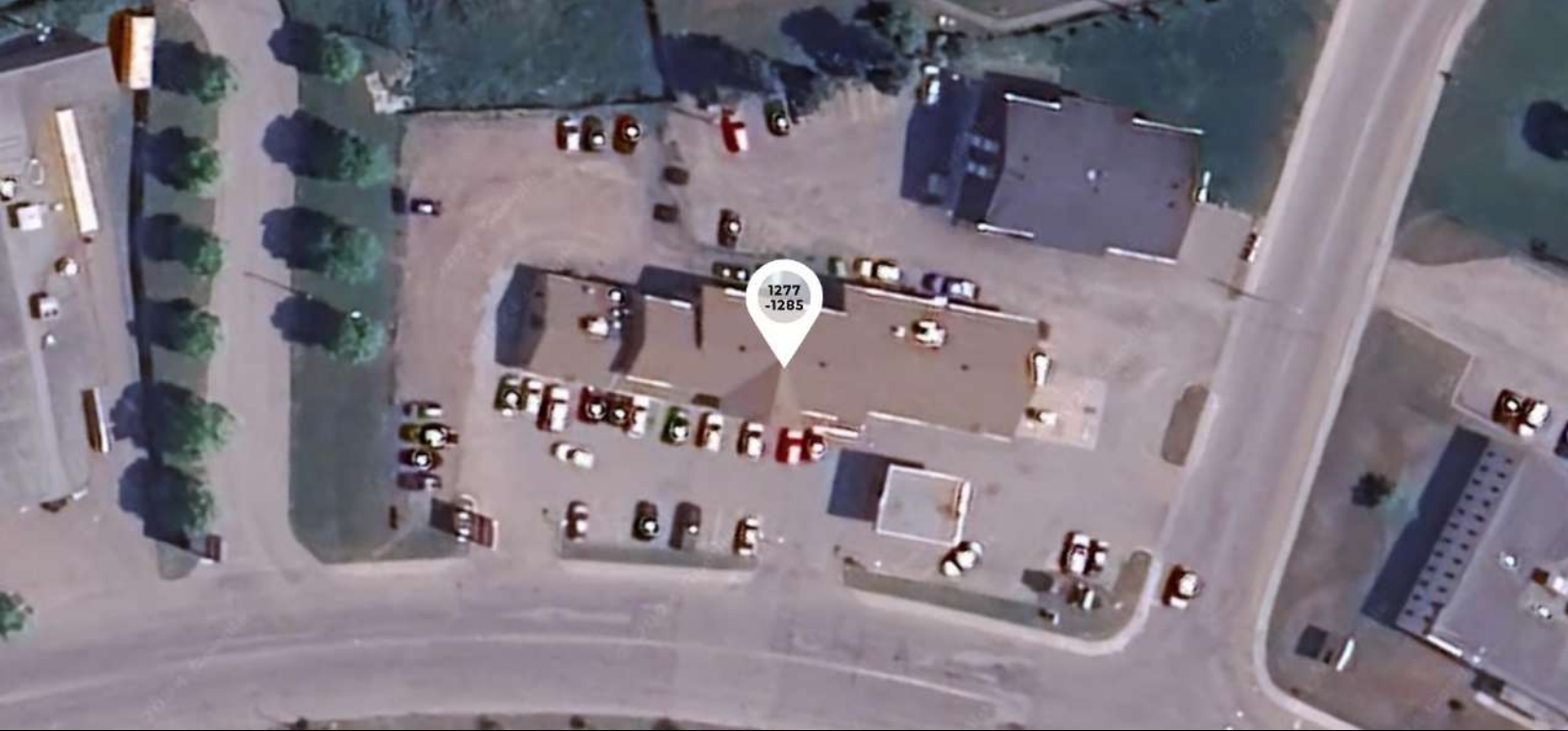
LEASABLE AREA IN SQ.
Ft.
To Be verified



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



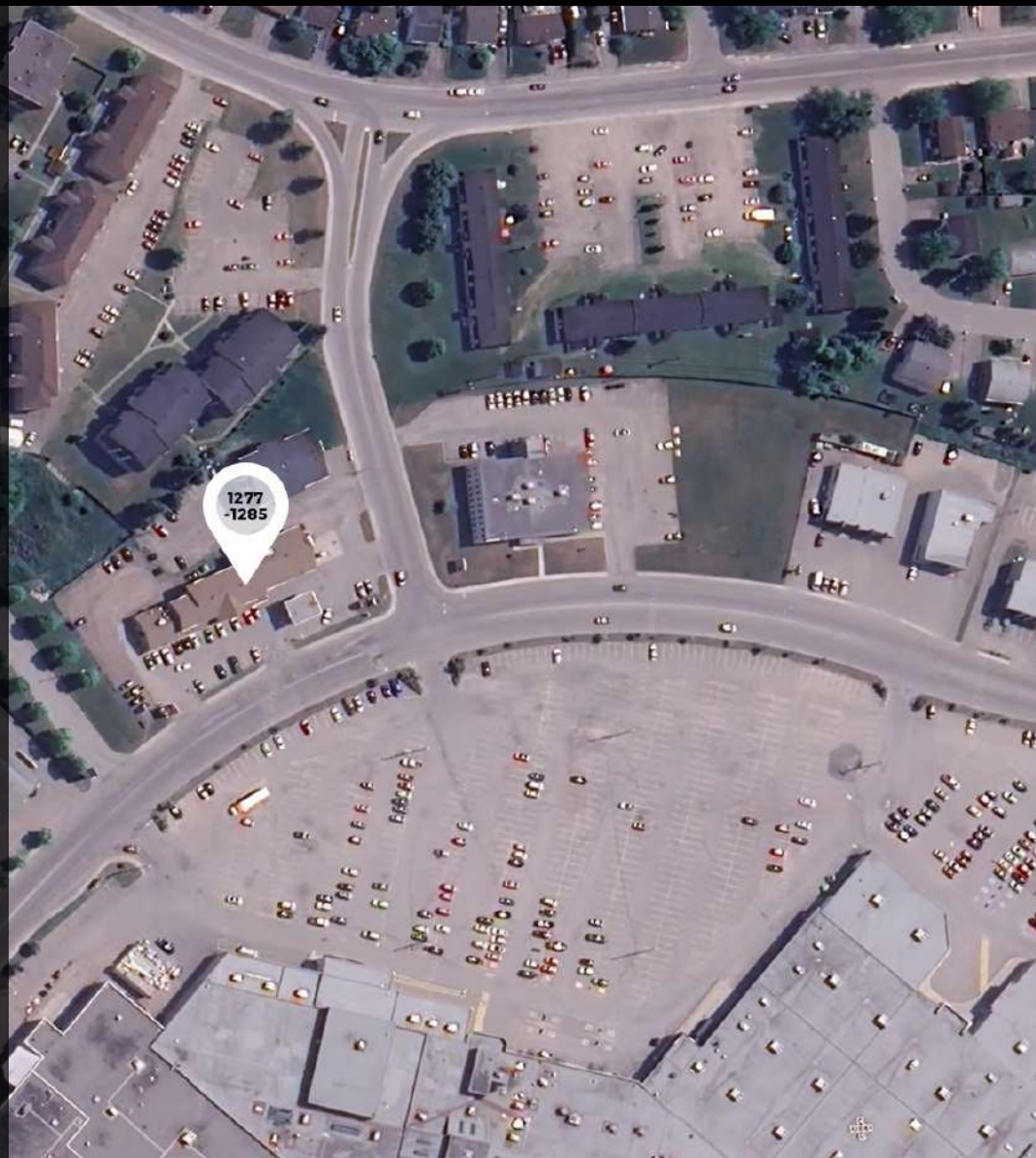
This is not an offer or promise to sell that could bind the seller to the buyer, but an invitation to submit such offers or promises. The remarks, descriptions, features and financial projections contained in the present document are for information only and should not be considered as being official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



1277 - 1285 des Champs-Elysees, Chicoutimi

MAIN ATTRACTIONS OF THE AREA

- High volume of vehicles and potential customers
- Located across from the largest shopping center in the region
- Many services nearby



BUILDING DESCRIPTION

BUILDING STORIES

FLOORS

2

PARKING

Number of spots

20

Parking surface

Exterior

CONSTRUCTION

STRUCTURE TYPE

Concrete

DOORS AND WINDOWS CONDITION

Good

CONDITION OF ROOF

Good 2011

FREE HEIGHT

N/A

SYSTEM

ELECTROMECHANIC

HVAC SYSTEM

Electric baseboards

LIGHTS

To Be verified

SECURITY SYSTEM

To Be verified

FIRE ALARM SYSTEM

5

BUILDING

AREA

TOTAL GROSS AREA IN SQ. Ft.

To Be verified

LEASABLE AREA IN SQ. Ft.

To Be verified

AVERAGE AREA PER UNIT IN SQ. Ft.

tb

MUNICIPAL ASSESSMENT

LAND

To Be verified

BUILDING

To Be verified

TOTAL

1 566 500 \$

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LAND

CADASTRAL NUMBER

4 231 142

LAND AREA IN SQ. Ft.

32 664 pi²

ZONING

To Be verified

OPTIMAL VOCATION

NEIGHBOURHOOD

ACCESS

Road 175

PUBLIC TRANSPORTS

Bus 5-12



REVENUE

	YEARLY	\$/SQ. Ft.
COMMERCIAL	197 707 \$	19,87 \$
PARKING		
STORAGE		
RECOVERY	26 400 \$	2,65 \$
TOTAL GROSS INCOME	224 107 \$	23 \$

EXPENSES

		YEARLY	\$/SQ. Ft.
VACANCY/BAD DEBT			
TAXES			
MUNICIPAL TAXES		55 731 \$	5,60 \$
SCHOOL TAXES		1 411 \$	0,14 \$
Operating Expenses			
ADMINISTRATIVE EXPENSES			
INSURANCE		15 882 \$	1,60 \$
ELECTRICITY		3 947 \$	0,40 \$
HEATING			
REPAIRS AND MAINTENANCE	Normalised	9 885 \$	0,99 \$
SNOW REMOVAL		2 759 \$	0,28 \$
SERVICE CONTRACT			
SALARIES	Normalised	5 931 \$	0,60 \$
		2 050 \$	0,21 \$
NON-RECOVERABLE EXPENSES			
STRUCTURAL RESERVE	Normalised	2 966 \$	0,30 \$
MANAGEMENT FEES	Normalised	5 931 \$	0,60 \$
TOTAL EXPENSES		106 493 \$	11 \$

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