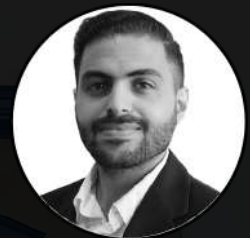


PMML

8 STE-AGATHE, SAINTE-AGATHE-DES-MONTS

3 903 SQ. Ft.

FOR SALE



Housem Riahi

VICE PRESIDENT
Real estate broker
Team Thierry Samlal
438-393-6529

housem.riahi@pmml.ca



PMML.CA



BUILDING TYPE

Office

HIGHLIGHTS

The premises on the second floor are vacant.
Conference room, kitchen and bathroom common to all tenants.

PROPERTY DESCRIPTION

Building comprising 2 fully-finished commercial premises, for a total surface area of over 4,500 sq. ft. Strategically located in the heart of downtown Sainte-Agathe-des-Monts, close to a high-traffic main artery, it offers optimal visibility for retailers. The 2nd floor premises are vacant, offering a variety of opportunities for retail and professional offices. This building is a great asset for investors or for buyers wishing to establish their own business.

ADDITIONAL INFORMATION

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

ASKING PRICE

799 000 \$

+GST/+PST



EXISTING FACILITIES
PROFESSIONAL OFFICES

YEAR BUILT
1910



LEASABLE AREA IN SQ.
Ft.
4 574 sq.ft



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



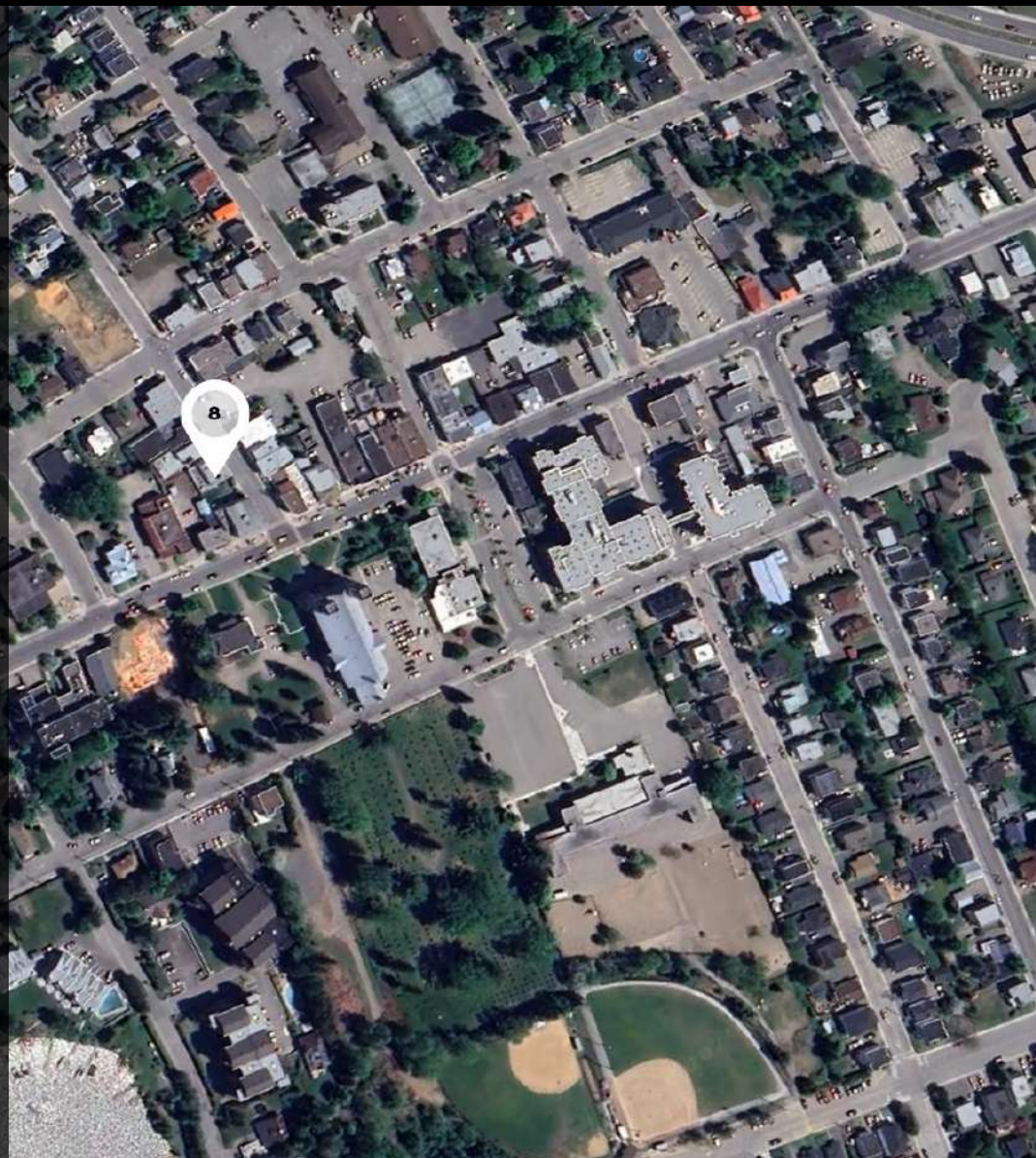
This is not an offer or promise to sell that could bind the seller to the buyer, but an invitation to submit such offers or promises. The remarks, descriptions, features and financial projections contained in the present document are for information only and should not be considered as being official 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.
Descriptive sheet generated on : 2024-11-20 16:04



8 Ste-Agathe, Sainte-Agathe-des-Monts

MAIN ATTRACTIONS OF THE AREA

- Located in the heart of downtown Sainte-Agathe-des-Monts.
- Easy access to Highway 15 | Road 117.
- Close to Saint Agatha Church and to Lac des Sables.
- Within walking distance of many parks, shopping centers, restaurants, stores and hospital.



Descriptive sheet generated on : 2024-11-20 16:04

BUILDING DESCRIPTION

BUILDING STORIES

FLOORS

2

PARKING

Number of spots

None

Parking surface

None

CONSTRUCTION

STRUCTURE TYPE

Brick and wood

DOORS AND WINDOWS CONDITION

Good condition | Aluminium

CONDITION OF ROOF

Good condition | Tar and gravel

FREE HEIGHT

N/A

SYSTEM

ELECTROMECHANIC

HVAC SYSTEM

Electric Baseboards | Central heat pumps

LIGHTS

Incandescent

SECURITY SYSTEM

To be verified

FIRE ALARM SYSTEM

Détecteurs, extincteurs, enseigne de sortie, éclairage de secours

BUILDING

AREA

TOTAL GROSS AREA IN SQ. Ft.

To be verified

LEASABLE AREA IN SQ. Ft.

4 574 sq.ft

AVERAGE AREA PER UNIT IN SQ. Ft.

To be verified

MUNICIPAL ASSESSMENT

LAND

\$ 17 300

BUILDING

\$ 348 900

TOTAL

\$ 366 200

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LAND

CADASTRAL NUMBER

5 580 940

LAND AREA IN SQ. Ft.

3 100 sq.ft

ZONING

Zone : CV-240

Usages permis : C1,2,3,8,9,12 et 13

OPTIMAL VOCATION

NEIGHBOURHOOD

ACCESS

Route 117-329 | A15

PUBLIC TRANSPORTS

N/A



REVENUE

	YEARLY	\$/SQ. Ft.
COMMERCIAL	86 235 \$	22,09 \$
PARKING		
STORAGE		
RECOVERY	9 108 \$	2,33 \$
TOTAL GROSS INCOME	95 343 \$	24 \$

EXPENSES

		YEARLY	\$/SQ. Ft.
VACANCY/BAD DEBT			
TAXES			
MUNICIPAL TAXES		6 519 \$	1,67 \$
SCHOOL TAXES		312 \$	0,08 \$
Operating Expenses			
ADMINISTRATIVE EXPENSES			
INSURANCE		2 254 \$	0,58 \$
ELECTRICITY		6 791 \$	1,74 \$
HEATING			
REPAIRS AND MAINTENANCE	Normalised	3 449 \$	0,88 \$
SNOW REMOVAL		1 011 \$	0,26 \$
SERVICE CONTRACT			
SALARIES	Normalised	2 587 \$	0,66 \$
NON-RECOVERABLE EXPENSES			
STRUCTURAL RESERVE	Normalised	1 294 \$	0,33 \$
MANAGEMENT FEES	Normalised	1 725 \$	0,44 \$
TOTAL EXPENSES		25 942 \$	7 \$

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