

PMML

4025-4025H LEMAN,
SAINT-VINCENT-DE-PAUL

22 422 SQ. Ft. | 5 commercial units

FOR SALE



Kévin Chassepot

VICE PRESIDENT

Real estate broker

514-570-1818

kevin.chassepot@pmml.ca



PMML.CA



BUILDING TYPE

Industrial

HIGHLIGHTS

Lots of room for optimization. Leases significantly below market value. Potential for quick optimization. Lease terms 2024-2025. Currently occupied by the owner's company and 5 other companies.

PROPERTY DESCRIPTION

Industrial building located in the heart of the Saint-Vincent-de-Paul industrial park. Significant potential for revenue increase. Two-story building offering 22,422 square feet of leasable space, divided into 4 office spaces and 4 warehouses with areas ranging from 1,000 to 9,756 square feet, of which 55% is industrial. 5 garage doors and 2 loading docks. Easy and quick access, located near the intersection of Highway 440 and Highway 125. Permissive zoning, allowing for various uses.

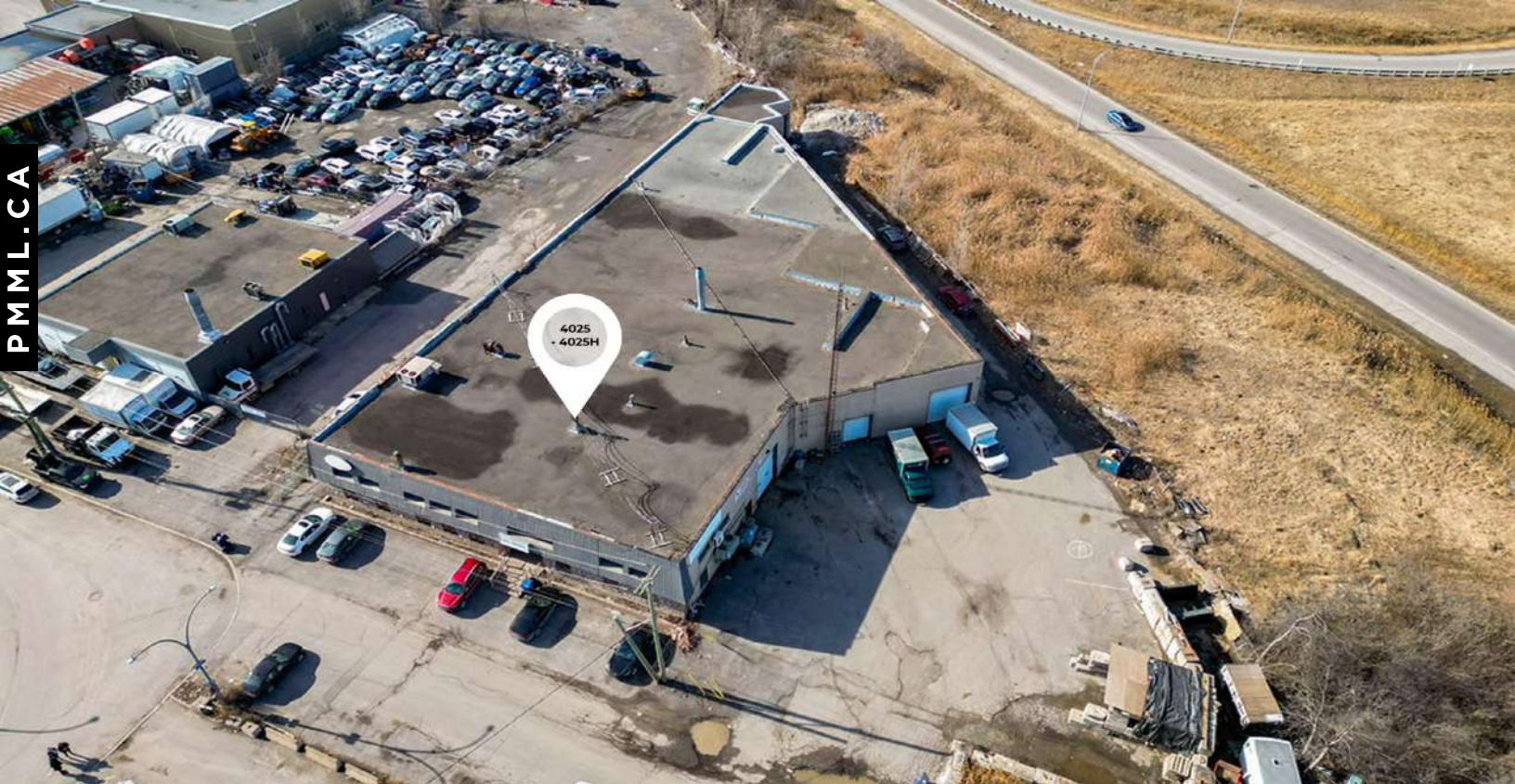
ADDITIONAL INFORMATION

Roof Refurbishment of approximately 4,000 sq.ft. using asphalt and gravel
Interior access. 600 Amp Electrical Entrance. Phase I Environmental Site Assessment : 2011 The sale is made without legal warranty of quality to the risks and perils of the buyer

ASKING PRICE

3 999 999 \$

+GST/+PST



EXISTING FACILITIES
OFFICES, GARAGES

YEAR BUILT
1976



LEASABLE AREA IN SQ.
Ft.
22422 ft2



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



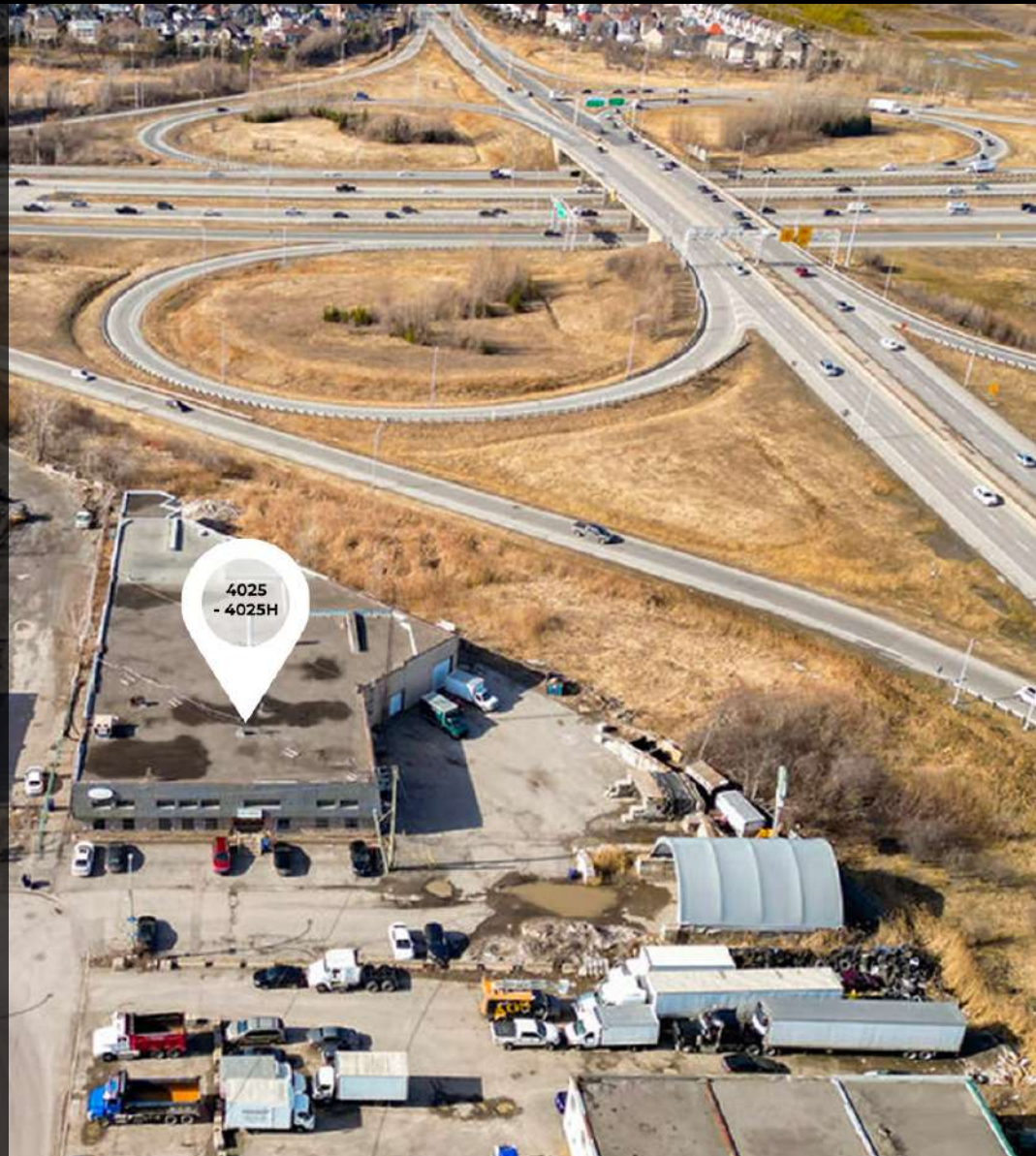
This is not an offer or promise to sell that could bind the seller to the buyer, but an invitation to submit such offers or promises. The remarks, descriptions, features and financial projections contained in the present document are for information only and should not be considered as being official 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 : 2024-11-27 17:01



4025-4025H Leman, Saint-Vincent-de-Paul

MAIN ATTRACTIONS OF THE AREA

- Bordered by the neighborhoods of Saint-François and Saint-Vincent-de-Paul, the industrial park in the EAST sector is located near the Highway 25 bridge, leading directly to port facilities. The total area of this sector is 45 million square feet, with an inventory of nearly 20 million square feet still to be developed, half of which is in the short and medium term. Large companies are established in the east of Laval.



BUILDING DESCRIPTION

BUILDING STORIES

FLOORS

2

PARKING

Number of spots

30 (estimated)

Parking surface

Outdoor

CONSTRUCTION

STRUCTURE TYPE

Brick and Wood

DOORS AND WINDOWS CONDITION

To be verified

CONDITION OF ROOF

1/3 of the Roof (2018) - Remaining 2/3 (1999)

FREE HEIGHT

18

SYSTEM

ELECTROMECHANIC

HVAC SYSTEM

Electric Baseboards (Office) / Gas (Warehouses)

LIGHTS

LED

SECURITY SYSTEM

To be verified

FIRE ALARM SYSTEM

To be verified

BUILDING

AREA

TOTAL GROSS AREA IN SQ. Ft.

To be verified

LEASABLE AREA IN SQ. Ft.

22422 ft²

AVERAGE AREA PER UNIT IN SQ. Ft.

To be verified

MUNICIPAL ASSESSMENT

LAND

661 100 \$

BUILDING

1 768 900 \$

TOTAL

2 430 000 \$

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

1 627 154

LAND AREA IN SQ. Ft.

50 730 pi2

ZONING

Artisan and Light Industrial:
Storage, Distribution Center, and Wholesale Trade
Light and Heavy-Duty Public Service Equipment
Automotive-Related Business and Service

OPTIMAL VOCATION

Zonage IA-50

Zone industrielle : ZI.2-7819

NEIGHBOURHOOD

ACCESS

A440, Route 125

PUBLIC TRANSPORTS

Bus 48, 50, 58



REVENUE

	YEARLY	\$/SQ. Ft.
COMMERCIAL	211 890 \$	9,45 \$
RECOVERY	36 300 \$	1,62 \$
TOTAL GROSS INCOME	248 190 \$	11 \$

EXPENSES

		YEARLY	\$/SQ. Ft.
VACANCY/BAD DEBT			
TAXES			
MUNICIPAL TAXES		74 820 \$	3,34 \$
SCHOOL TAXES		2 201 \$	0,10 \$
Operating Expenses			
ADMINISTRATIVE EXPENSES			
INSURANCE		11 012 \$	0,49 \$
ELECTRICITY			
HEATING			
REPAIRS AND MAINTENANCE	Normalised	10 595 \$	0,47 \$
SNOW REMOVAL			
SERVICE CONTRACT			
SALARIES	Normalised	6 357 \$	0,28 \$
NON-RECOVERABLE EXPENSES			
STRUCTURAL RESERVE	Normalised	3 178 \$	0,14 \$
MANAGEMENT FEES	Normalised	6 357 \$	0,28 \$
TOTAL EXPENSES		114 520 \$	5 \$

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.



