



285 LIBERTÉ AVENUE, CANDIAC, QC

Investment Opportunity **For Sale**

Single Tenant Industrial Building.

Béatrice Roquet

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Executive Summary



This industrial building of 16,353 SF is situated on 77,754 SF of land, providing land for future expansion.

The building is fully air conditioned and offers clear height of 20 feet, 1 truck-level door and 2 drive-in doors.

Easily accessible from highways 30 and 15, the property located just 30 minutes from the US border.

Currently leased to a single tenant, the property offers the potential for multi-tenant use.

The exiting tenant signed a five (5) year lease in June 2023 and has a 5-year renewal option at FMV.

Sale without legal guarantee



Minutes away from Road 132



Easy access to Highways 10 & 30



30 min away from US border

Property Overview



Address 285 Liberté Av. Candiac, QC

Lot number 3 771 041

Zoning I-405 - Prestige Industrial and Light Industrial

Year Built 2006

Land Area 77,754 SF

Building Area 16,353 SF

Office Area 3,418 SF

Warehouse (GF) 11,821 SF

Warehouse (Mezz) 1,114 SF

Municipal and School Taxes

Municipal (2024) \$50,006.49

School (2023-24) \$1,748.71

Total \$51,755.20

Evaluation

Land \$650,100

Building \$1,169,500

Total \$1,819,600

TENANT INFORMATION

Tenant

Engineering company for the PET plastic, container and beverage manufacturing industries

Term

5 years

Lease Signature

June 2023

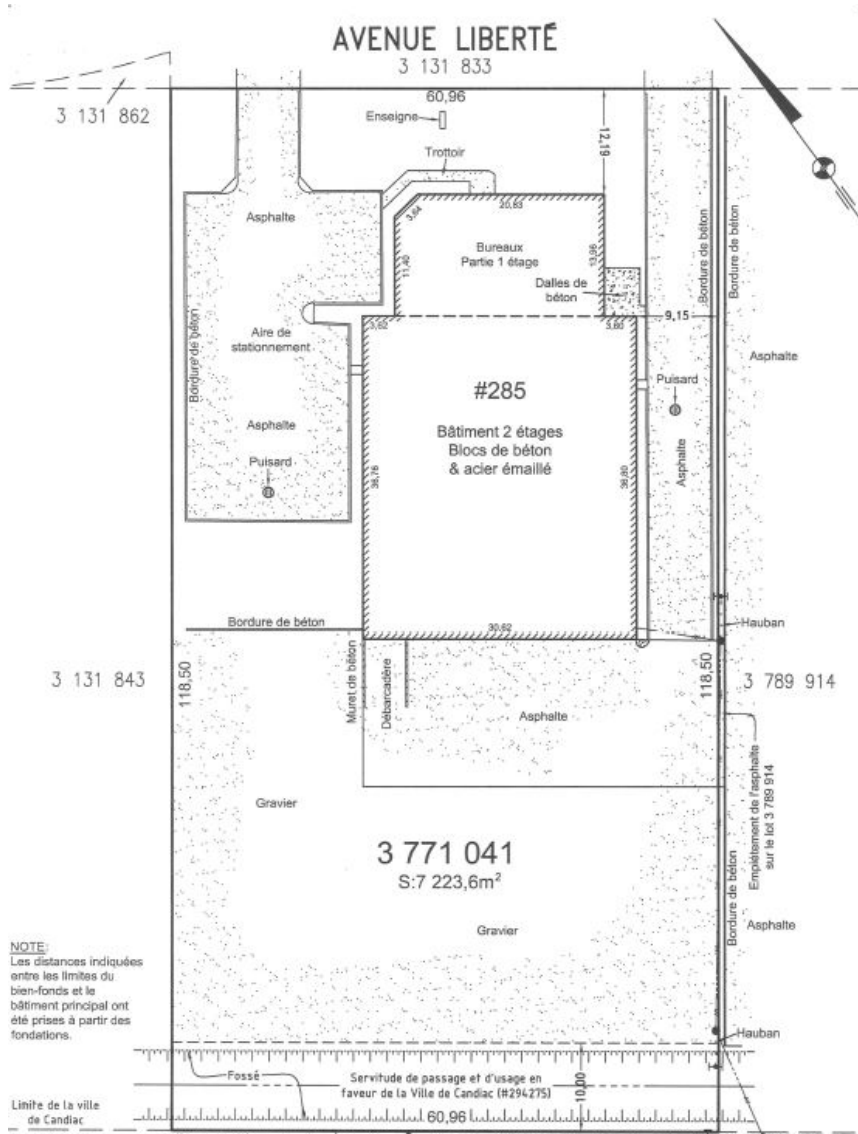
Lease Structure

Net Net Net
1x5 year renewal option at FMV

Property Photos



Certificate of **location**



Key Features of the Building



Fully sprinklered
property



Clear Height:
20'



Air-conditioned
warehouse



1 TL | 2 DI



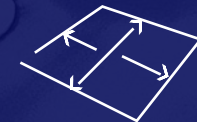
Lighting
LED and T5



Power
2 x 400A




Natural lighting
in the warehouse





Land for
expansion

Nearby Amenities


 285 Liberté Avenue,
Candiac | QC

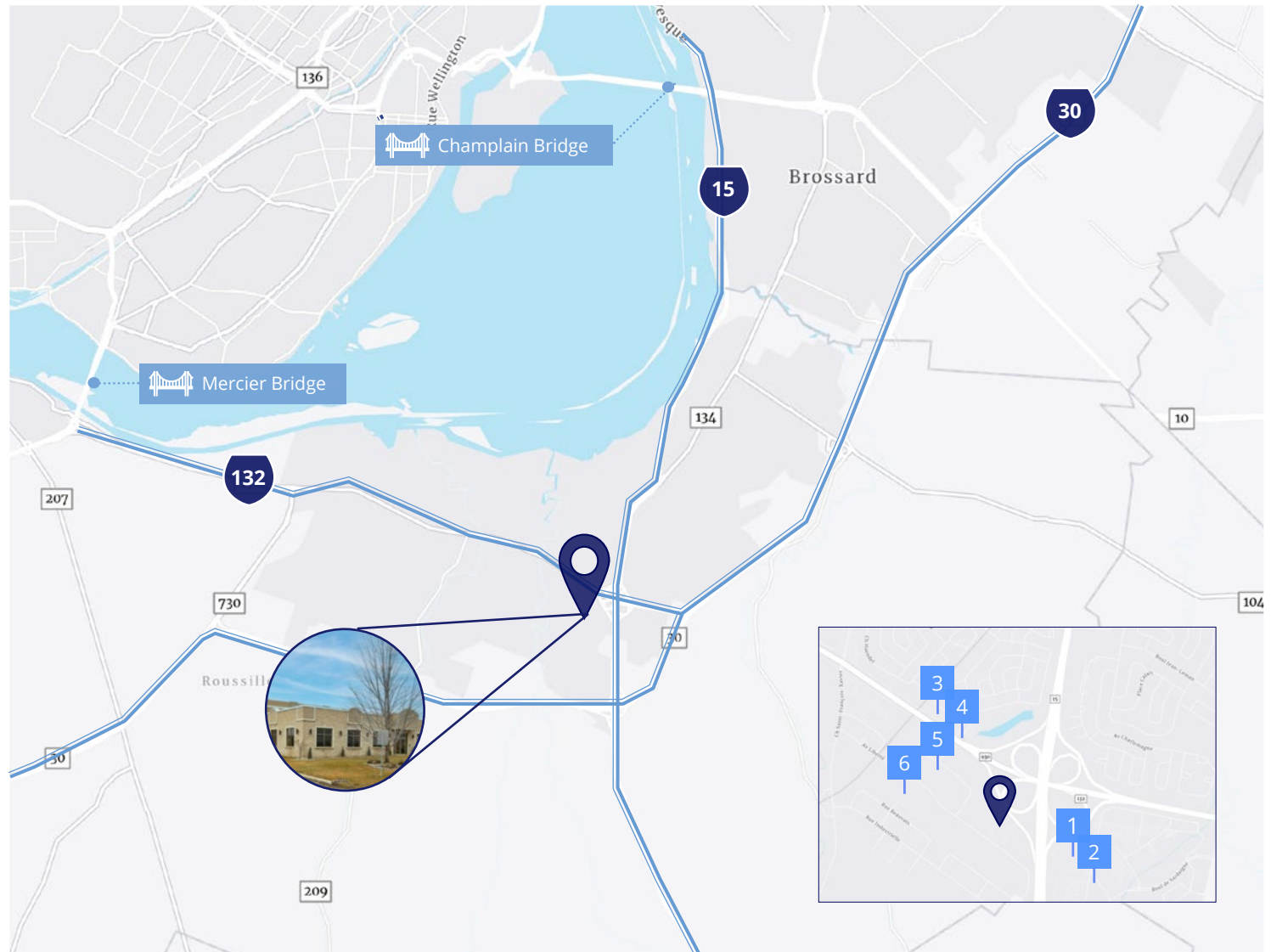
1	Costco
2	Staples
3	Tim Hortons
4	McDonald's
5	St-Hubert
6	Subway

 **Highway 132**
1.8 km | 3 minutes

 **Highway 15**
3.5 km | 5 minutes

 **Highway 30**
2.0 km | 3 minutes

 **Delson Train Station**
9.7 km | 12 minutes





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