

PMML

4500 BOULEVARD DE SHAWINIGAN-
SUD,
SHAWINIGAN

6 473 SQ. Ft.

FOR SALE



Sylvain Lacasse

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PMML.CA



BUILDING TYPE

HIGHLIGHTS

Luxurious relaxation area including spas, in-ground pool, fireplace
Growing business, excellent internet rating
Local and international clientele
Property in good condition, accessible by snowmobile

PROPERTY DESCRIPTION

Very nice property known as the Auberge/Motel Drakkar and located in Shawinigan-Sud. The Inn section has 9 rooms and the Motel section has 5 rooms, some of which are studio or family style. An outdoor relaxation area including spas, heated in-ground pool, fireplace and chairs has been set up for the well-being of our guests. Excellent rating on the Internet and very well maintained.

ADDITIONAL INFORMATION

The sale is made without legal guarantee of quality, at the risk and peril of the buyer

ASKING PRICE

939 000 \$

+GST/+PST



EXISTING FACILITIES
DRAKKAR INN/MOTEL

YEAR BUILT
1992



LEASABLE AREA IN SQ.
Ft.
N/A



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

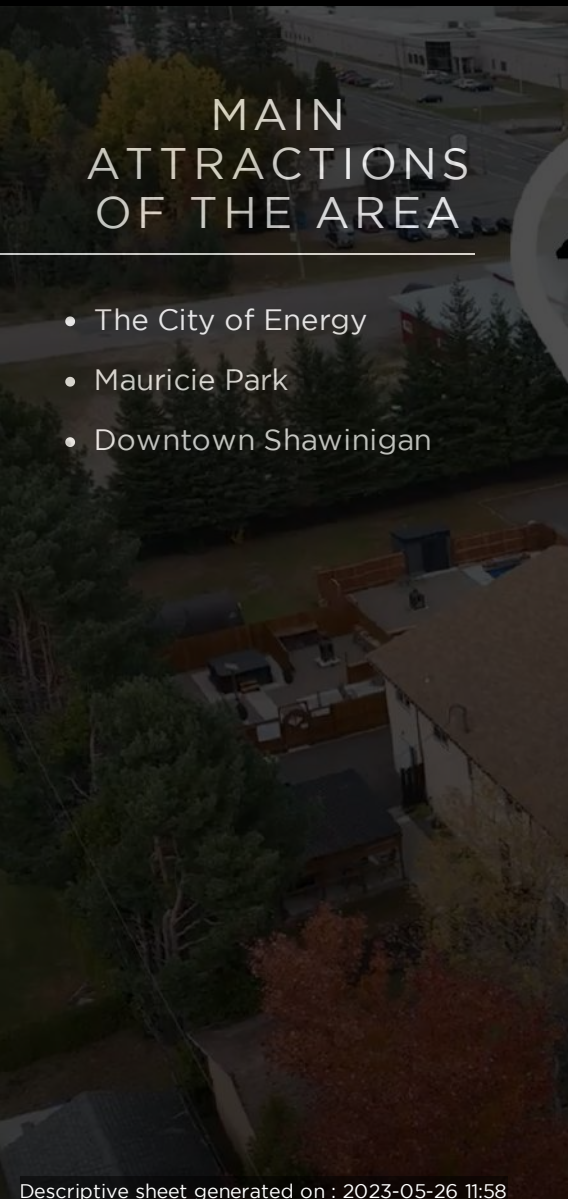


The remarks, descriptions, features and financial projections contained in the present document are for information only and should not be considered as being official or accurate without due diligence verification. The information herein disclosed comes from sources that we consider to be reliable, 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 : 2023-05-26 11:58



4500 Boulevard de Shawinigan-Sud, Shawinigan



MAIN ATTRACTIONS OF THE AREA

- The City of Energy
- Mauricie Park
- Downtown Shawinigan



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BUILDING DESCRIPTION

BUILDING STORIES

FLOORS

2

PARKING

Number of spots

50 spaces

Parking surface

Indoor/outdoor

CONSTRUCTION

STRUCTURE TYPE

Brick & wood

DOORS AND WINDOWS CONDITION

Good condition

CONDITION OF ROOF

Good condition

FREE HEIGHT

8'

SYSTEM

ELECTROMECHANIC

HVAC SYSTEM

Electric baseboards

LIGHTS

LED, incandescent

SECURITY SYSTEM

No

FIRE ALARM SYSTEM

No

BUILDING

AREA

TOTAL GROSS AREA IN SQ. Ft.

N/A

LEASABLE AREA IN SQ. Ft.

N/A

AVERAGE AREA PER UNIT IN SQ. Ft.

N/A

MUNICIPAL ASSESSMENT

LAND

211 000\$

BUILDING

145 000\$

TOTAL

356 000\$

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LAND

CADASTRAL NUMBER

2 965 984

LAND AREA IN SQ. Ft.

53 364 sq.ft.

ZONING

C-3348

3850 - Paint and Varnish Industry

5832 - Motel

3490 - Other Transportation Equipment Industries

OPTIMAL VOCATION

NEIGHBOURHOOD

ACCESS

Boulevard de Shawinigan-Sud, aut. 55

PUBLIC TRANSPORTS

Yes



REVENUE

	YEARLY	\$/SQ. Ft.
COMMERCIAL	218 794 \$	33,80 \$
TOTAL GROSS INCOME	218 794 \$	34 \$

EXPENSES

		YEARLY	\$/SQ. Ft.
VACANCY/BAD DEBT			
TAXES			
MUNICIPAL TAXES	Actual	11 011 \$	1,70 \$
SCHOOL TAXES	Actual	272 \$	0,04 \$
Operating Expenses			
ADMINISTRATIVE EXPENSES			
INSURANCE	Actual	9 847 \$	1,52 \$
ELECTRICITY	Actual	13 201 \$	2,04 \$
HEATING	Actual	3 965 \$	0,61 \$
REPAIRS AND MAINTENANCE	Actual	14 974 \$	2,31 \$
SNOW REMOVAL	Actual	2 100 \$	0,32 \$
SERVICE CONTRACT	Actual	24 005 \$	3,71 \$
SALARIES	Actual	72 775 \$	11,24 \$
FURNITURES	Actual	3 729 \$	0,58 \$
TELECOMMUNICATION	Actual	7 238 \$	1,12 \$
NON-RECOVERABLE EXPENSES			
STRUCTURAL RESERVE			
MANAGEMENT FEES			
TOTAL EXPENSES		163 117 \$	25 \$

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