

PMML

275 BOULEVARD SIR-WILFRID-
LAURIER,
BELOEIL

13 757 SQ. Ft.

FOR SALE



Marc-André Caron

SENIOR ASSOCIATE BROKER

Real estate broker

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PMML.CA



BUILDING TYPE

Office

HIGHLIGHTS

Building in excellent condition with 1 elevator
Close to many amenities
Pylon-mounted signage
Ample outdoor parking

PROPERTY DESCRIPTION

Modern building built in 2012, approximately 13,757 sq.ft., ideal for investors or owner-occupiers. Located on a busy thoroughfare with excellent visibility, this building presents a business opportunity. The building is equipped with an elevator, an asset for professionals in the healthcare field.

ADDITIONAL INFORMATION

The sale is made without legal warranty of quality to the risks and perils of the buyer 200 and 400 amp 600 V elevator system sprinkler room 3 independent electrical meters

ASKING PRICE

3 700 000 \$

+GST/+PST



EXISTING FACILITIES DAYCARE AND INSURANCE OFFICE

YEAR BUILT
2012



**LEASABLE AREA IN SQ.
Ft.**
13 757 sf



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



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275 Boulevard Sir-Wilfrid-Laurier, Beloeil

MAIN ATTRACTIONS OF THE AREA

- Belœil is a rural Montérégie town bordered by the Richelieu River.
- Artery with many shops and professionals
- Belœil golf course nearby



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BUILDING DESCRIPTION

BUILDING STORIES

FLOORS

2

PARKING

Number of spots

34 spaces

Parking surface

Exterior

CONSTRUCTION

STRUCTURE TYPE

Steel and concrete

DOORS AND WINDOWS CONDITION

Good condition

CONDITION OF ROOF

Good condition | 2012 | Under warranty

FREE HEIGHT

9'

SYSTEM

ELECTROMECHANIC

HVAC SYSTEM

central ventilation

LIGHTS

Led and Neon

SECURITY SYSTEM

Connected alarm

FIRE ALARM SYSTEM

Fire alarm panel and sprinklers

BUILDING

AREA

TOTAL GROSS AREA IN SQ. Ft.

13 757 sf

LEASABLE AREA IN SQ. Ft.

13 757 sf

AVERAGE AREA PER UNIT IN SQ. Ft.

To be verified

MUNICIPAL ASSESSMENT

LAND

576 300 \$

BUILDING

2 279 900 \$

TOTAL

2 856 200 \$

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LAND

CADASTRAL NUMBER

5 102 697

LAND AREA IN SQ. Ft.

31,154 sf

ZONING

Zone C-437

Commercial : C1, C2, C3

Publique : P1, P2, P3

OPTIMAL VOCATION

Professional office

NEIGHBOURHOOD

ACCESS

By the water Sir-Wilfrid-Laurier/ Rue Frontenac

PUBLIC TRANSPORTS

Bus : 23, 100 | Taxi : T23



REVENUE

	YEARLY	\$/SQ. Ft.
COMMERCIAL	356 414 \$	25,91 \$
PARKING		
STORAGE		
TOTAL GROSS INCOME	356 414 \$	26 \$

EXPENSES

		YEARLY	\$/SQ. Ft.
VACANCY/BAD DEBT	Normalised	10 692 \$	0,78 \$
TAXES			
MUNICIPAL TAXES		64 962 \$	4,72 \$
SCHOOL TAXES		2 981 \$	0,22 \$
Operating Expenses			
ADMINISTRATIVE EXPENSES	Normalised	2 064 \$	0,15 \$
INSURANCE		4 838 \$	0,35 \$
ELECTRICITY		2 550 \$	0,19 \$
HEATING			
REPAIRS AND MAINTENANCE	Normalised	4 579 \$	0,33 \$
SNOW REMOVAL		3 403 \$	0,25 \$
SERVICE CONTRACT	Actual	648 \$	0,05 \$
SALARIES	Normalised	10 692 \$	0,78 \$
		10 905 \$	0,79 \$
NON-RECOVERABLE EXPENSES			
STRUCTURAL RESERVE	Normalised	4 682 \$	0,34 \$
MANAGEMENT FEES	Normalised	10 692 \$	0,78 \$
TOTAL EXPENSES		133 688 \$	10 \$

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