PMML

275 BOULEVARD SIR-WILFRID-LAURIER, BELOEIL

13 757 SQ. Ft.

FOR SALE



Marc-André Caron

SENIOR ASSOCIATE BROKER
Real estate broker
Team Laurent Paquin et Mélissa Jacob
514-668-6210
marc-andre.caron@pmml.ca

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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. 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



BUILDING DESCRIPTION

BUILDING STORIES

PARKING

FLOORS

2

Number of spots

34 spaces

Parking surface

Exterior

CONSTRUCTION

SYSTEM

ELECTROMECANIC

STRUCTURE TYPE

Steel and concrete

HVAC SYSTEM

central ventilation

DOORS AND WINDOWS CONDITION

Good condition

LIGHTS

Led and Neon

CONDITION OF ROOF

Good condition | 2012 | Under warranty

SECURITY SYSTEMConnected alarm

FREE HEIGHT

9'

FIRE ALARM SYSTEM

Fire alarm panel and sprinklers

BUILDING

AREA

MUNICIPAL ASSESSMENT

TOTAL GROSS AREA IN SQ. Ft.

13 757 sf

LAND

576 300 \$

LEASABLE AREA IN SQ. Ft.

13 757 sf

BUILDING

2 279 900 \$

AVERAGE AREA PER UNIT IN SQ. Ft.

To be verified

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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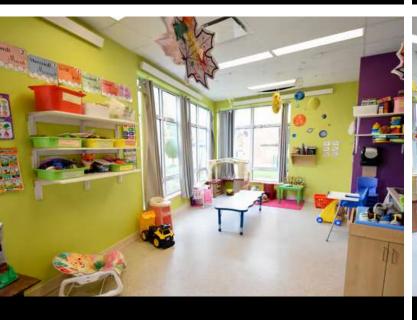














COMMERCIAL REAL ESTATE AGENCY AND MORTGAGE BROKERAGE FIRM





