

11 rue Notre-Dame, Berthierville J0K1A0

SALE PRICE:
\$850,000



**SUPERB
OPPORTUNITY
IN
BERTHIERVILLE**

**INDUSTRIAL
BUILDING AND
BUSINESS**



Industrial building of ± 6,411 sq. ft. on a 47,663 sq. ft. lot

Sylvain Dupré

Real Estate Broker

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ROYAL LEPAGE
HABITATIONS
Agence immobilière
Franchisée indépendante et autonome

Price:

850 000 \$

INFORMATION SUR LA PROPRIÉTÉ

CADASTRE :	3 449 683
Zoning:	Industrial
Year Built:	1988
Floor Area:	6411 sq. ft.
Lot Size:	47 663 sq. ft.
Water Supply:	Municipal
Availability:	30 days



TOTAL ASSESSMENT

• Land:	173 600 \$
• Building:	322 800 \$
TOTAL	496 400 \$

• Municipal Taxes	8 909 \$
• School Taxes	364 \$
TOTAL	9 273 \$

The Opportunity

CARSTAR BERTHIERVILLE

AUTO BODY & PAINT SERVICES



Inclusions:

- Clientele
- Phone numbers
- Furniture, appliances and equipment used for business operations

Exclusions:

- Employees' toolboxes
- Personal belongings

- Seize a unique opportunity to acquire a business along with its industrial building.
- Strong growth potential.
- Located in the Berthierville industrial park — strategic and accessible.
- A full team already in place to ensure a smooth, fast and efficient transition.



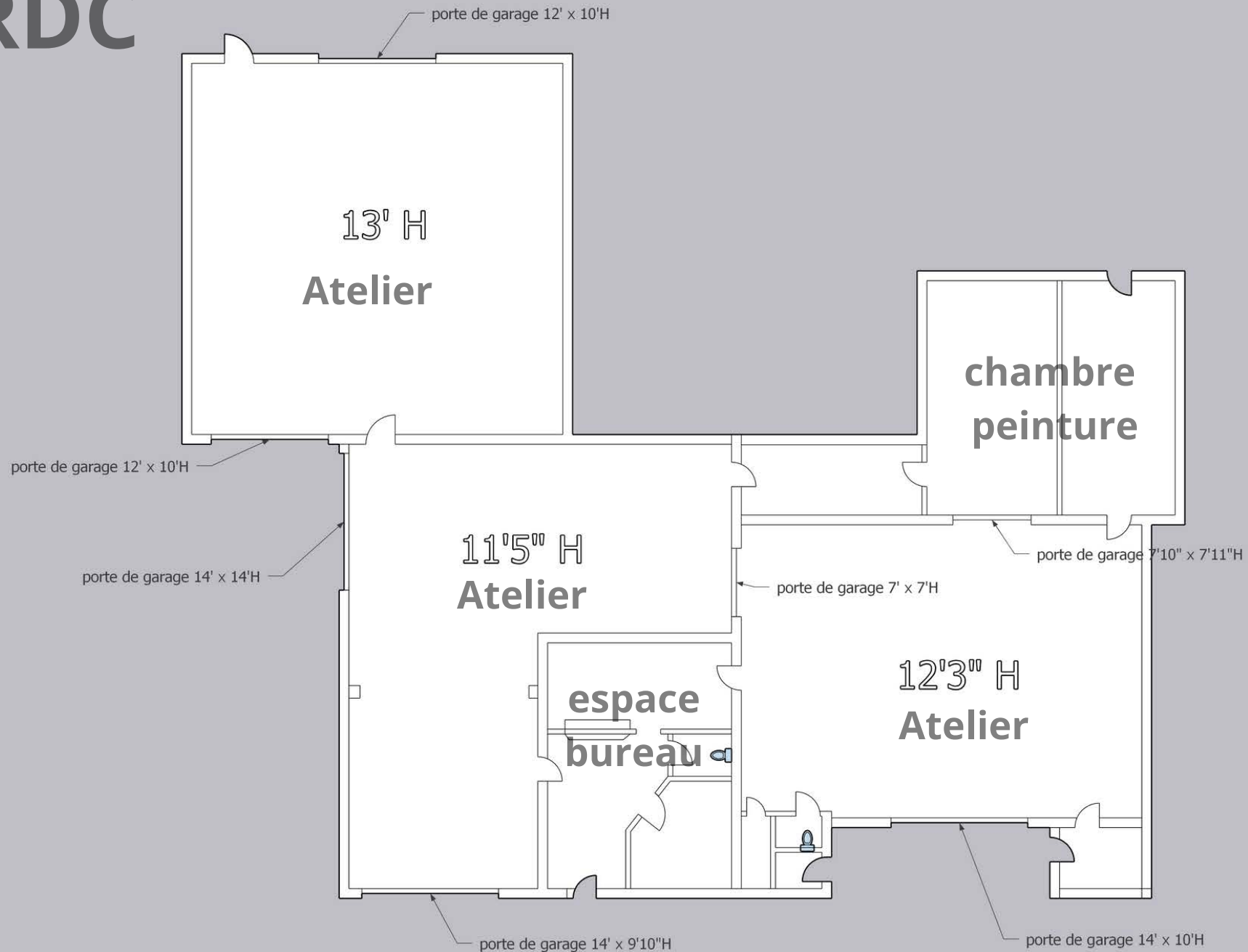


- 5 ground-level garage doors offering easy and versatile access
- Large parking area with plenty of space for vehicles and equipment
- Additional storage space
- A 4½ residential unit currently rented at \$1,000/month, generating attractive income



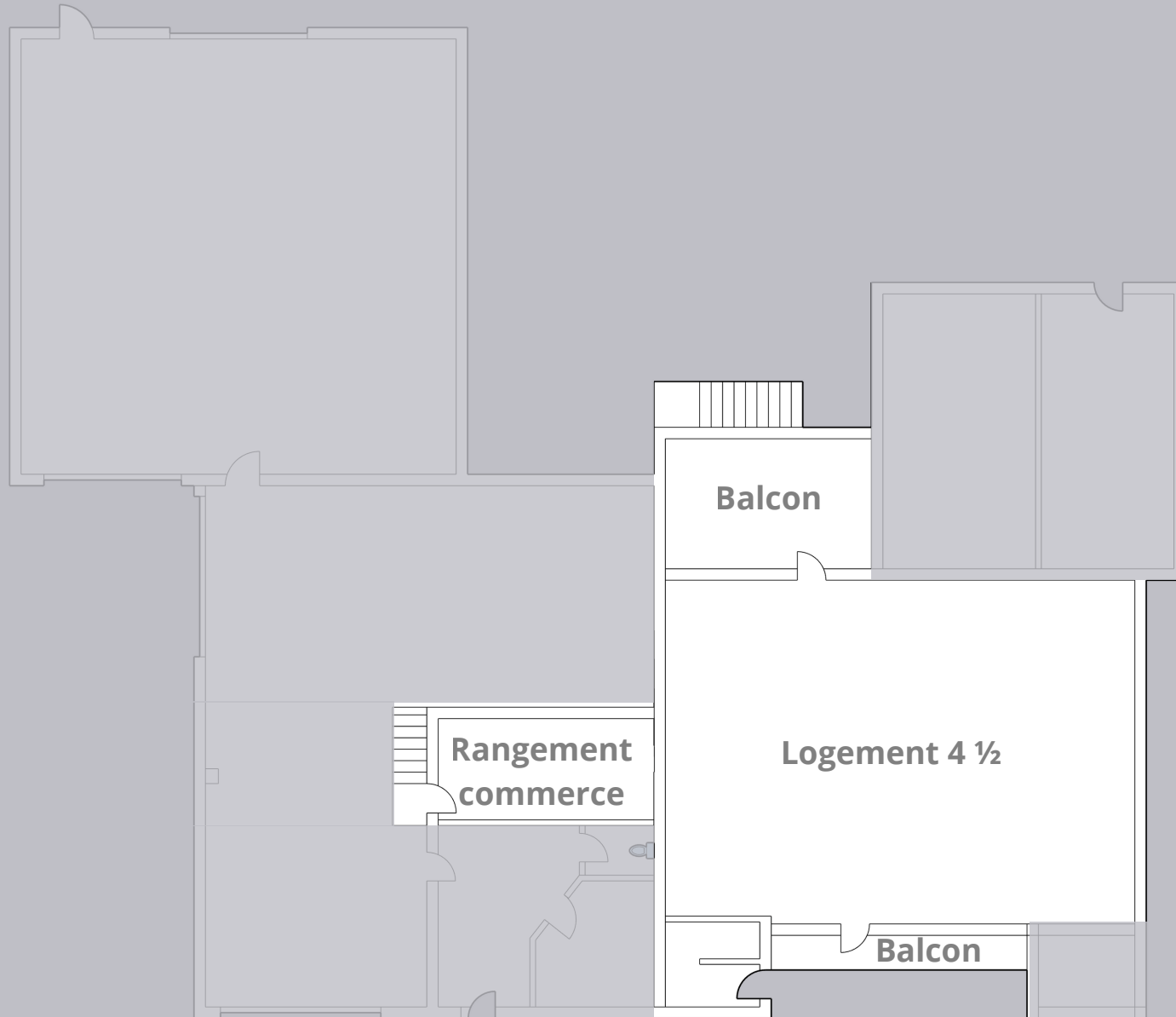
Floor Plan

RDC



Floor Plan

2e











SURROUNDINGS

11 RUE NOTRE-DAME BERTHIERVILLE





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