

Industrial condo +/-2700 pc - Brossard
2 703 SQ. Ft. | 1 commercial unit

FOR SALE



**Laurent Paquin & Mélissa
Jacob**

FIRST VICE PRESIDENT

Real estate broker

Team Laurent Paquin et Mélissa Jacob

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PMML.CA



BUILDING TYPE

Industrial

HIGHLIGHTS

2 powder rooms, 1 mezzanine and 1 first floor
14-foot-high door
Available immediately.

PROPERTY DESCRIPTION

Light industrial space of approximately 2,700 sq. ft., with a 14-foot ground-level door and a 16-foot clear height. The building includes a 570 sq. ft. mezzanine, a kitchenette, an office space on the ground floor, storage space with air conditioning, as well as two washrooms. Available immediately.

ADDITIONAL INFORMATION

The sale is made without legal guarantee of quality at the buyer's risk.

ASKING PRICE

1 080 000 \$

+GST/+PST

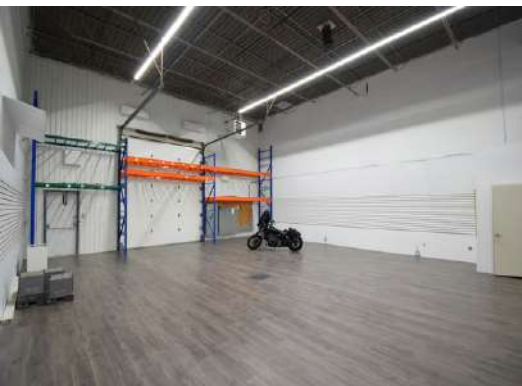


EXISTING FACILITIES

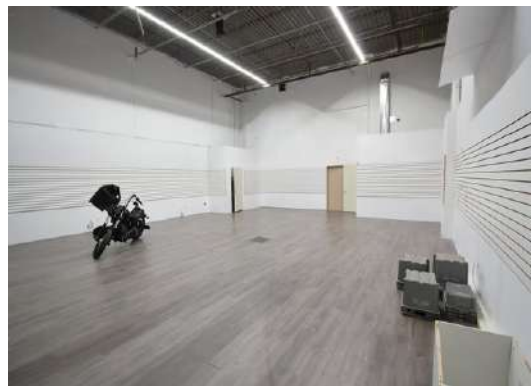
YEAR BUILT
1991



LEASABLE AREA IN SQ.
Ft.
N/A



PRICE PER SQ. Ft.



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Descriptive sheet generated on : 2024-11-25 20:07



, Brossard

MAIN ATTRACTIONS OF THE AREA

- Close to Autoroute 30
- Public transportation
- Near Highway 10
- Near Samuel de Champlain bridge



BUILDING DESCRIPTION

BUILDING STORIES

FLOORS

1

PARKING

Number of spots

To be verified

Parking surface

Extérieur

CONSTRUCTION

STRUCTURE TYPE

Concrete, aluminum, steel

DOORS AND WINDOWS CONDITION

To be verified

CONDITION OF ROOF

Renovated

FREE HEIGHT

18 ft2

SYSTEM

ELECTROMECHANIC

HVAC SYSTEM

Electric

LIGHTS

Neon

SECURITY SYSTEM

Alarm not connected

FIRE ALARM SYSTEM

Sprinklers

BUILDING

AREA

TOTAL GROSS AREA IN SQ. Ft.

To be verified

LEASABLE AREA IN SQ. Ft.

N/A

AVERAGE AREA PER UNIT IN SQ. Ft.

To be verified

MUNICIPAL ASSESSMENT

LAND

83 300

BUILDING

239 100

TOTAL

322 400

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LAND

CADASTRAL NUMBER

2699093

LAND AREA IN SQ. Ft.

To be verified

ZONING

Refer to the usage grid

OPTIMAL VOCATION

Light industrial

NEIGHBOURHOOD

ACCESS

Matte BLVD, Autoroute 30, Boul. Taschereau

PUBLIC TRANSPORTS

230, 28, 21, 22, 23, T51, 340, 29, 321, 341

