

PMML

2775 SAINT-PIERRE,
DRUMMONDVILLE

6 240 SQ. Ft. | 1 commercial unit

FOR SALE



Nick Raymond

EXECUTIVE VICE PRESIDENT

Real estate broker

Team Nick Raymond et Jessika Lahaie

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PMML.CA



BUILDING TYPE

Industrial

HIGHLIGHTS

Very large 54,175 sq. ft. lot

Building 60 X 80

Electrical input 400 amps 347/600 volts

Warehouse + Workspace 42X80, Mezzanine 18X80, Offices 18X80

PROPERTY DESCRIPTION

PERFECT LOCATION for an industrial building just off Highway 55 in Drummondville. In addition to the building, the property has a very large lot, giving the purchaser many possibilities for enlarging the building or parking. The surface areas are: 42x80 warehouse, 18x80 mezzanine and 18x80 offices. A quality building for your business!

ADDITIONAL INFORMATION

Sale of building only, goodwill not included in sale. Owner currently occupying building. Work space of 4800 ft² on 1st floor and 1440 ft² on 2nd floor. The SELLER does not give any legal warranty of quality and ownership to the buyer, [...]. (see broker for complete clause)

ASKING PRICE

1 215 000 \$

+GST/+PST



EXISTING FACILITIES

WAREHOUSE, WORKSPACE, MEZZANINE, OFFICES

YEAR BUILT
1998



LEASABLE AREA IN SQ. Ft.
N/A



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



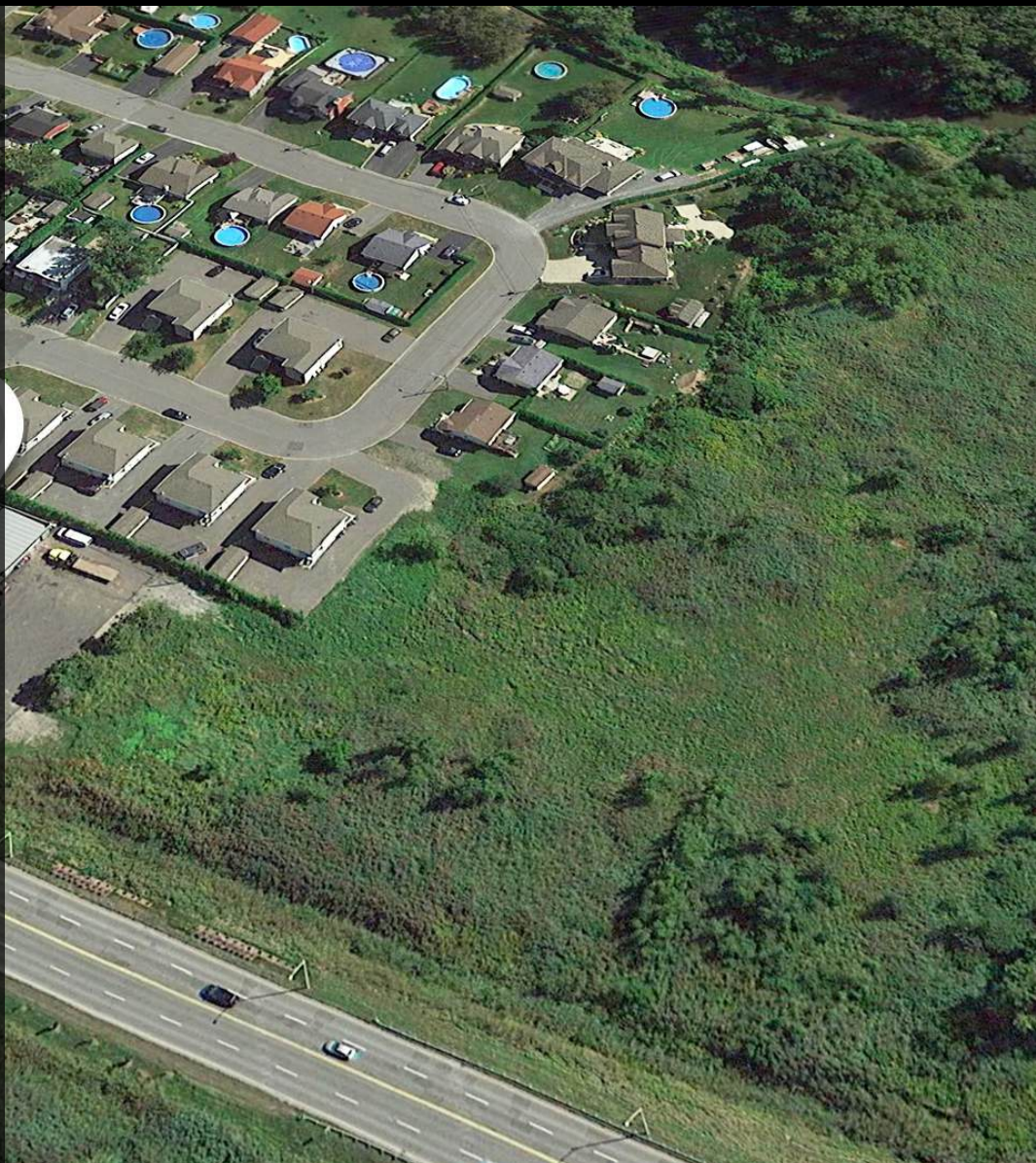
This is not an offer or promise to sell that could bind the seller to the buyer, but an invitation to submit such offers or promises. The remarks, descriptions, features and financial projections contained in the present document are for information only and should not be considered as being official 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.



2775 Saint-Pierre, Drummondville

MAIN ATTRACTIONS OF THE AREA

- Industrial park
- Cegep de Drummondville
- Just off Highway 55



BUILDING DESCRIPTION

BUILDING STORIES

FLOORS

1

PARKING

Number of spots

More than 30

Parking surface

Asphalt exterior

CONSTRUCTION

STRUCTURE TYPE

Concrete

DOORS AND WINDOWS CONDITION

PVC

CONDITION OF ROOF

Sloped sheet metal

FREE HEIGHT

18

SYSTEM

ELECTROMECHANIC

HVAC SYSTEM

Natural gas unit heater and electric baseboard heaters

LIGHTS

LED, fluorescent, incandescent

SECURITY SYSTEM

Yes

FIRE ALARM SYSTEM

Yes

BUILDING

AREA

TOTAL GROSS AREA IN SQ. Ft.

6 240 sq.ft

LEASABLE AREA IN SQ. Ft.

N/A

AVERAGE AREA PER UNIT IN SQ. Ft.

To be verified

MUNICIPAL ASSESSMENT

LAND

\$ 805 300

BUILDING

\$ 519 500

TOTAL

\$ 1 324 800

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LAND

CADASTRAL NUMBER

4 101 855

LAND AREA IN SQ. Ft.

54 175 sq.ft

ZONING

Zone: C-552: Local business (C-2), Office (C-3), Heavy arterial trade (C-5), Institutional and administrative community (P-1).

OPTIMAL VOCATION

Industrial

NEIGHBOURHOOD

ACCESS

Highway 55

PUBLIC TRANSPORTS

N/A



REVENUE

	YEARLY	\$/SQ. Ft.
TOTAL GROSS INCOME		\$

EXPENSES

	YEARLY	\$/SQ. Ft.
VACANCY/BAD DEBT		
TAXES		
MUNICIPAL TAXES	23 282 \$	3,73 \$
SCHOOL TAXES	956 \$	0,15 \$
Operating Expenses		
ADMINISTRATIVE EXPENSES		
INSURANCE	11 655 \$	1,87 \$
ELECTRICITY	4 731 \$	0,76 \$
HEATING	2 716 \$	0,44 \$
REPAIRS AND MAINTENANCE		
SNOW REMOVAL	3 150 \$	0,50 \$
SERVICE CONTRACT		
SALARIES		
CONTAINER	2 148 \$	0,34 \$
NON-RECOVERABLE EXPENSES		
STRUCTURAL RESERVE		
MANAGEMENT FEES		
TOTAL EXPENSES	48 638 \$	8 \$

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