

# PMML

4120 MARIE-VICTORIN,  
SAINT-ROBERT  
26 672 SQ. Ft. | 1 commercial unit

**FOR SALE**



**Mélissa Jacob**

FIRST VICE PRESIDENT

Real estate broker

Team Laurent Paquin et Mélissa Jacob

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**PMML.CA**



**BUILDING TYPE**

# Industrial

**HIGHLIGHTS**

Sprayed urethane insulation  
New floor without full-capacity column  
independent office space

**PROPERTY DESCRIPTION**

Industrial property located in Saint-Robert, less than 10 minutes from Sorel-Tracy. This 26,000 sq. ft. building features a 15 ft. clear height and 4 floor doors. Conveniently located directly on Marie-Victorin, just a few minutes from Highway 30, this building offers great potential for setting up your own business or taking over your existing trailer manufacturing business. The 98,000 ft2 lot is an excellent opportunity for outdoor storage.

**ADDITIONAL INFORMATION**

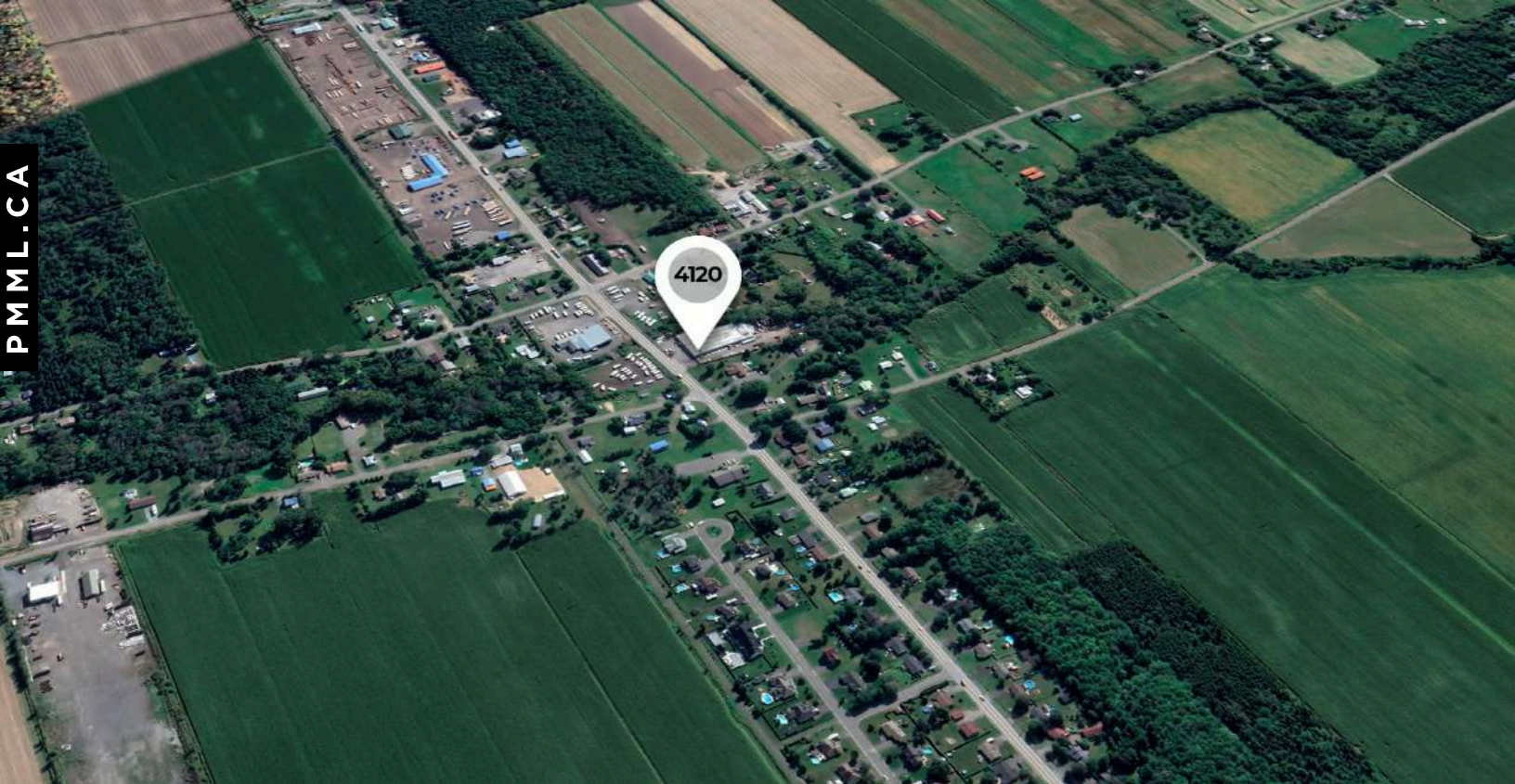
The trailer manufacturing business may be available for sale The sale is made without legal warranty of quality to the risks and perils of the buyer

**ASKING PRICE**

# 2 499 000 \$

+GST/+PST



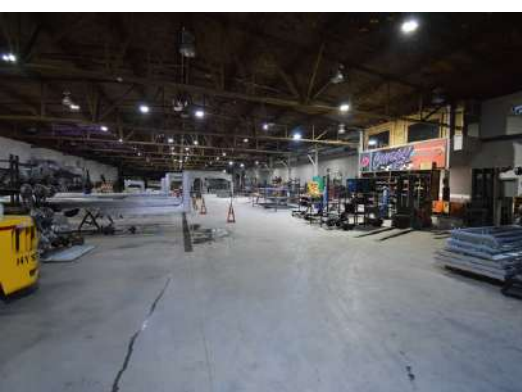


**EXISTING FACILITIES  
TO BE VERIFIED**

**YEAR BUILT  
1979**



**LEASABLE AREA IN SQ.  
Ft.  
26 672sq. ft.**

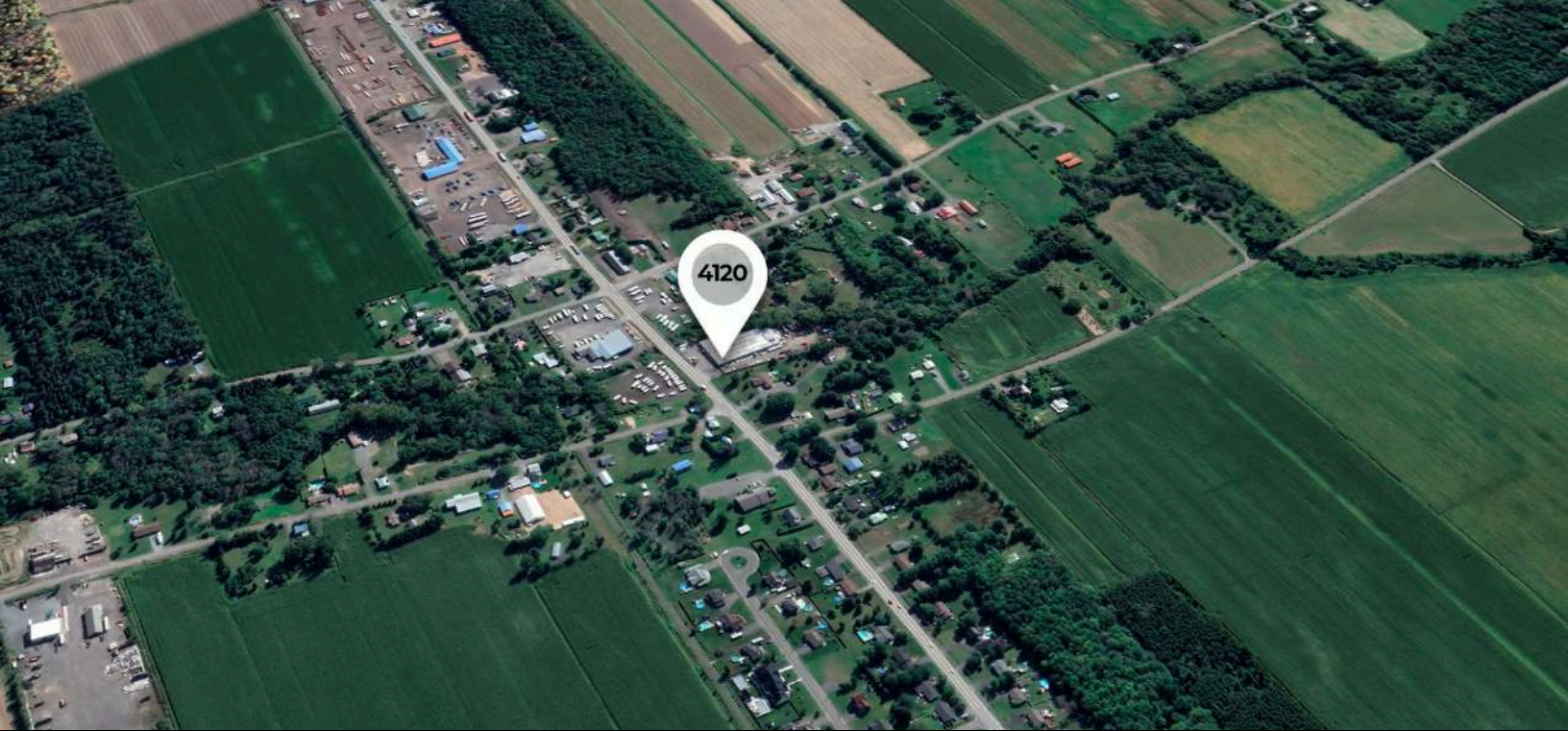


**PRICE PER SQ. Ft.  
94 \$/SQ. Ft.**



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.

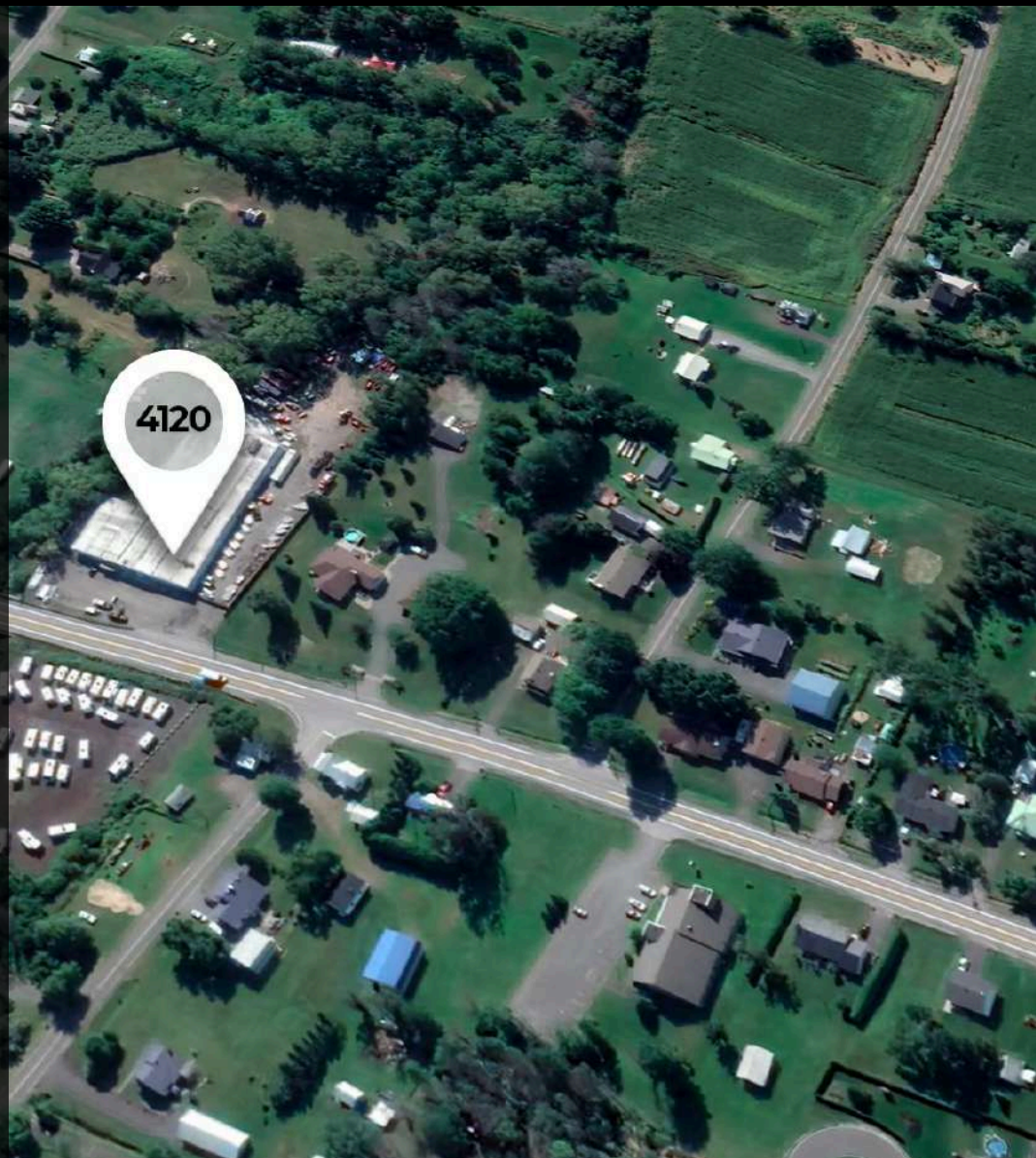




4120 Marie-Victorin, Saint-Robert

## MAIN ATTRACTIONS OF THE AREA

- Route 132
- Residential neighborhood nearby
- Several shops nearby
- Busy road



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# BUILDING DESCRIPTION

## BUILDING STORIES

### FLOORS

1

## PARKING

### Number of spots

10

### Parking surface

Outdoor

## CONSTRUCTION

### STRUCTURE TYPE

Steel

### DOORS AND WINDOWS CONDITION

Good condition

### CONDITION OF ROOF

Good condition

### FREE HEIGHT

15

## SYSTEM

### ELECTROMECHANIC

### HVAC SYSTEM

Bi-energy Propane electric

### LIGHTS

LED

### SECURITY SYSTEM

Alarm linked

### FIRE ALARM SYSTEM

Alarm linked

# BUILDING

## AREA

### TOTAL GROSS AREA IN SQ. Ft.

26 672sq. ft.

### LEASABLE AREA IN SQ. Ft.

26 672sq. ft.

### AVERAGE AREA PER UNIT IN SQ. Ft.

To be verified

## MUNICIPAL ASSESSMENT

### LAND

137 487 \$

### BUILDING

493 300 \$

### TOTAL

630 787 \$

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## LAND

### CADASTRAL NUMBER

4 667 222

### LAND AREA IN SQ. Ft.

98,510 sq. ft.

## ZONING

Zone: C-606

Residential H-1, H-2, H-3, H-4 (1-6 units)

Commercial C-1, C-2, C-3, C-4, C-5, C-8, C-9

Public P-1, P-2, P-3 (Refer to the grid of usage for more information)

## OPTIMAL VOCATION

Industrielle - Manufacture

## NEIGHBOURHOOD

### ACCESS

Highway 132

### PUBLIC TRANSPORTS

N/A

