

PMML

499 CHARBONNEAU,
MONT-TREMBLANT

8 831 SQ. Ft.

FOR SALE



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PMML.CA



BUILDING TYPE

Office

HIGHLIGHTS

Building in good condition and quality, stable tenants.
Shared conference room, kitchen and bathroom for tenants.
7 offices of different sizes are vacant, ready to be rented.

PROPERTY DESCRIPTION

Rare commercial building in the prime area of Saint-Jovite in Mont-Tremblant, with an exceptional location. The quality building comprises 16 offices distributed on 2 floors, totaling over 8,100 sq. ft. The offices range from 78 sq. ft. to 2,216 sq. ft., offering great flexibility to attract a variety of tenants. Currently, several vacant offices are ready to be rented, presenting significant revenue potential. The existing tenants are stable and well reputed, guaranteeing a steady and continuous source of income, with excellent opportunity for future growth.

ADDITIONAL INFORMATION

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

ASKING PRICE

2 274 000 \$

+GST/+PST



EXISTING FACILITIES
OFFICES

YEAR BUILT
1930



LEASABLE AREA IN SQ.
Ft.
8 140 sq.ft



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



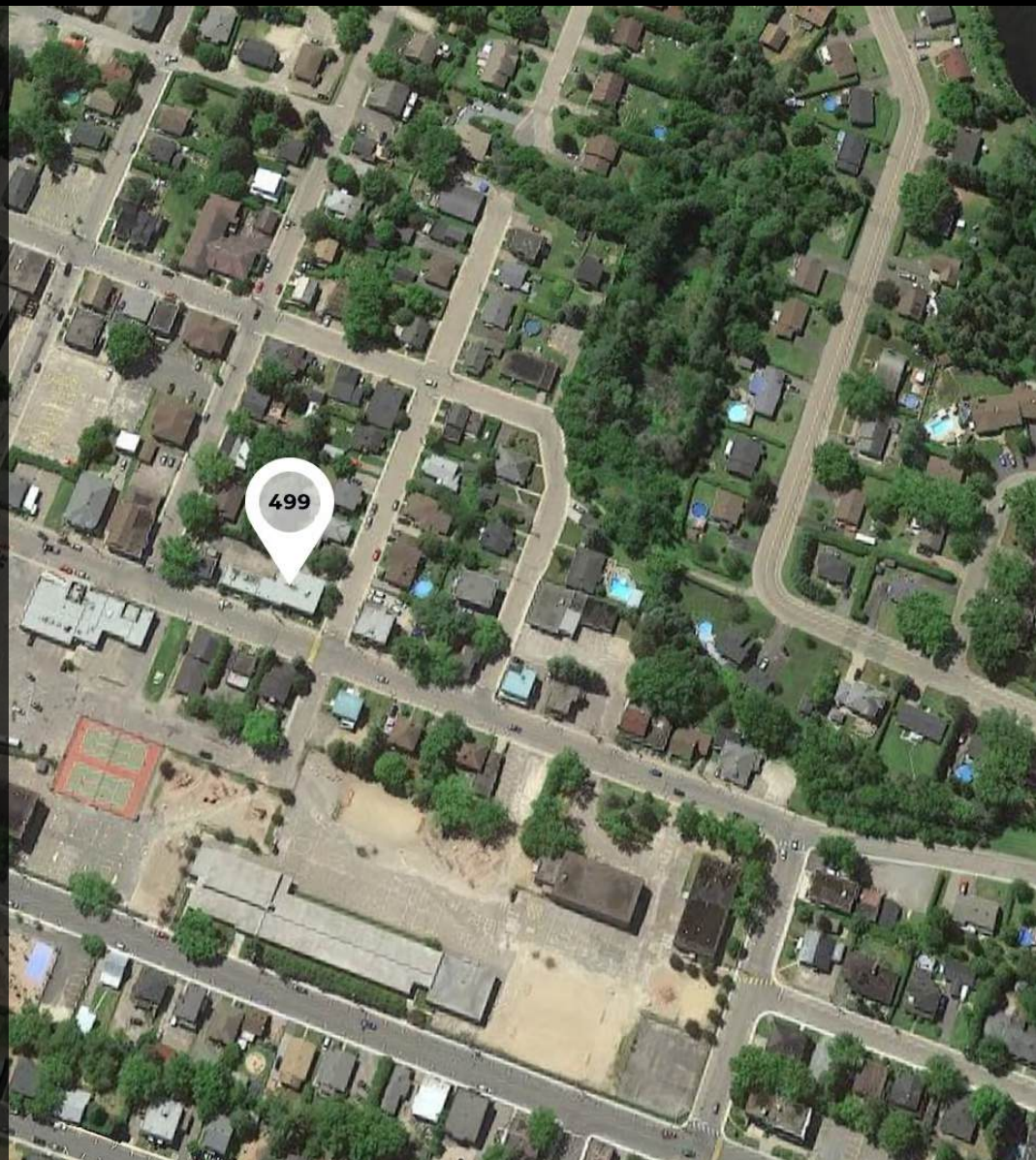
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MAIN ATTRACTIONS OF THE AREA

- Lively downtown area with stores, restaurants and cafés.
- Access to outdoor activities (skiing, biking, hiking).
- Parks, trails and lakes for aquatic adventures.
- Festivals and events year-round.



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BUILDING DESCRIPTION

BUILDING STORIES

FLOORS

2

PARKING

Number of spots

6 places

Parking surface

Exterior

CONSTRUCTION

STRUCTURE TYPE

Brick and wood

DOORS AND WINDOWS CONDITION

Good condition | Aluminium

CONDITION OF ROOF

Good condition | Tar & gravel

FREE HEIGHT

N/A

SYSTEM

ELECTROMECHANIC

HVAC SYSTEM

Electric baseboards | Central heat pumps

LIGHTS

Incandescent

SECURITY SYSTEM

To be verified

FIRE ALARM SYSTEM

Smoke detectors, fire extinguishers, exit signs, emergency lighting

BUILDING

AREA

TOTAL GROSS AREA IN SQ. Ft.

To be verified

LEASABLE AREA IN SQ. Ft.

8 140 sq.ft

AVERAGE AREA PER UNIT IN SQ. Ft.

581 sq.

MUNICIPAL ASSESSMENT

LAND

\$ 98 000

BUILDING

\$ 707 800

TOTAL

\$ 805 800

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LAND

CADASTRAL NUMBER

3 279 826

LAND AREA IN SQ. Ft.

10 708 sq.ft

ZONING

Zone : CV-337
H-2 à H-4, C-1, C-2, C7 et C-8

OPTIMAL VOCATION

NEIGHBOURHOOD

ACCESS

Route 327

PUBLIC TRANSPORTS

Bus BMT



REVENUE

	YEARLY	\$/SQ. Ft.
COMMERCIAL	169 565 \$	19,20 \$
PARKING		
STORAGE		
RECOVERY	28 873 \$	3,27 \$
TOTAL GROSS INCOME	198 438 \$	22 \$

EXPENSES

		YEARLY	\$/SQ. Ft.
VACANCY/BAD DEBT			
TAXES			
MUNICIPAL TAXES		10 255 \$	1,16 \$
SCHOOL TAXES		675 \$	0,08 \$
Operating Expenses			
ADMINISTRATIVE EXPENSES			
INSURANCE		4 262 \$	0,48 \$
ELECTRICITY		14 558 \$	1,65 \$
HEATING			
REPAIRS AND MAINTENANCE	Normalised	8 478 \$	0,96 \$
SNOW REMOVAL			
SERVICE CONTRACT			
SALARIES	Normalised	5 087 \$	0,58 \$
NON-RECOVERABLE EXPENSES			
STRUCTURAL RESERVE	Normalised	2 543 \$	0,29 \$
MANAGEMENT FEES	Normalised	5 087 \$	0,58 \$
TOTAL EXPENSES		50 945 \$	6 \$

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