

# PMML

51 NOTRE-DAME E,  
VICTORIANVILLE

3 317 SQ. Ft.

FOR SALE



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PMML.CA



**BUILDING TYPE**

Office

**HIGHLIGHTS**

- Triple A tenant
- Excellent location
- Ideal for a turnkey investor

**PROPERTY DESCRIPTION**

Investment Opportunity in Victoriaville - Located at 51 Notre-Dame East, Victoriaville, this 3,317 sq. ft. retail building is occupied by a triple-A tenant, the Bank of Montreal (BMO), with a lease ending in 2028. This investment opportunity guarantees stable income and sustainable value, with a superior tenant and promising growth prospects. Don't miss this unique opportunity to acquire a prime real estate asset. Contact us today for more information.

**ADDITIONAL INFORMATION**

The sale is made without legal guarantee of quality at the buyer's risk. Visit on accepted promise to purchase.

**ASKING PRICE**

1 250 000 \$

+GST/+PST



**EXISTING FACILITIES  
TO BE VERIFIED**

**YEAR BUILT  
1965**



**LEASABLE AREA IN SQ.  
Ft.  
3 317 ft 2**



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



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51 Notre-Dame E, Victoriaville

## MAIN ATTRACTIONS OF THE AREA

- With its strategic location in the heart of Victoriaville, this property offers exceptional visibility and high pedestrian traffic.



# BUILDING DESCRIPTION

## BUILDING STORIES

### FLOORS

1

## PARKING

### Number of spots

8

### Parking surface

To be verified

## CONSTRUCTION

### STRUCTURE TYPE

Brick and wood

### DOORS AND WINDOWS CONDITION

Good

### CONDITION OF ROOF

Good

### FREE HEIGHT

## SYSTEM

## ELECTROMECHANIC

### HVAC SYSTEM

Electrical baseboards

### LIGHTS

LED

### SECURITY SYSTEM

Yes

### FIRE ALARM SYSTEM

Yes

# BUILDING

## AREA

### TOTAL GROSS AREA IN SQ. Ft.

3 317 ft 2

### LEASABLE AREA IN SQ. Ft.

3 317 ft 2

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

3 317 ft 2

## MUNICIPAL ASSESSMENT

### LAND

101 000\$

### BUILDING

737 200\$

### TOTAL

838 200\$

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## LAND

### CADASTRAL NUMBER

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2 474 794

### LAND AREA IN SQ. Ft.

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6 736 ft 2

## ZONING

ZONE : M403

H4 Multifamily / H6 Group /

C1 Local commerce / C2 Professional and personal services / C3 Arterial and regional  
commerce

## OPTIMAL VOCATION

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## NEIGHBOURHOOD

### ACCESS

Rue St Dominique / Rue Notre Dame E / Rue Carignan

### PUBLIC TRANSPORTS

To be verified



**REVENUE**

|                           | YEARLY            | \$/SQ. Ft.   |
|---------------------------|-------------------|--------------|
| COMMERCIAL                | 68 412 \$         | 20,62 \$     |
| RECOVERY                  | 36 547 \$         | 11,02 \$     |
| <b>TOTAL GROSS INCOME</b> | <b>104 959 \$</b> | <b>32 \$</b> |

**EXPENSES**

|                                 |            | YEARLY           | \$/SQ. Ft.   |
|---------------------------------|------------|------------------|--------------|
| <b>VACANCY/BAD DEBT</b>         |            |                  |              |
| <b>TAXES</b>                    |            |                  |              |
| MUNICIPAL TAXES                 |            | 21 291 \$        | 6,42 \$      |
| SCHOOL TAXES                    |            | 883 \$           | 0,27 \$      |
| <b>Operating Expenses</b>       |            |                  |              |
| <b>ADMINISTRATIVE EXPENSES</b>  |            |                  |              |
| INSURANCE                       |            | 5 822 \$         | 1,76 \$      |
| <b>ELECTRICITY</b>              |            |                  |              |
| <b>HEATING</b>                  |            |                  |              |
| REPAIRS AND MAINTENANCE         | Normalised | 2 052 \$         | 0,62 \$      |
| <b>SNOW REMOVAL</b>             |            |                  |              |
| <b>SERVICE CONTRACT</b>         |            |                  |              |
| <b>SALARIES</b>                 |            |                  |              |
| <b>NON-RECOVERABLE EXPENSES</b> |            |                  |              |
| STRUCTURAL RESERVE              | Normalised | 1 026 \$         | 0,31 \$      |
| MANAGEMENT FEES                 | Normalised | 1 368 \$         | 0,41 \$      |
| <b>TOTAL EXPENSES</b>           |            | <b>32 442 \$</b> | <b>10 \$</b> |

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