

PMML

1054 #150 DU PARC-INDUSTRIEL, LÉVIS

3 000 SQ. Ft. | 1 commercial unit

FOR SALE



Nick Raymond

EXECUTIVE VICE PRESIDENT

Real estate broker

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PMML.CA



BUILDING TYPE

Industrial

HIGHLIGHTS

23' clear height
14 x 14 garage door
Base building
Construction 2023

PROPERTY DESCRIPTION

Local benefiting from a space of 2100 ft² of “base building” type. Adjacent to 2 other premises, the possibility exists to rent all 3 premises and take advantage of a total of 8100 ft². The room has a garage door and a clear height of 23 feet. This is in divided co-ownership. Take the opportunity to establish your business in new premises that meet your needs!

ADDITIONAL INFORMATION

The SELLER does not provide any legal warranty of quality to the BUYER. The BUYER waives any recourse against the SELLER for any information that the SELLER failed to disclose in good faith. Lot 6 545 636 to be subdivided (private portion) into divided co-ownership (cadastres of common portions to follow, if applicable).

ASKING PRICE

765 000 \$

+GST/+PST



EXISTING FACILITIES

NO

YEAR BUILT
2023



LEASABLE AREA IN SQ. Ft.
3000 sq.ft



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



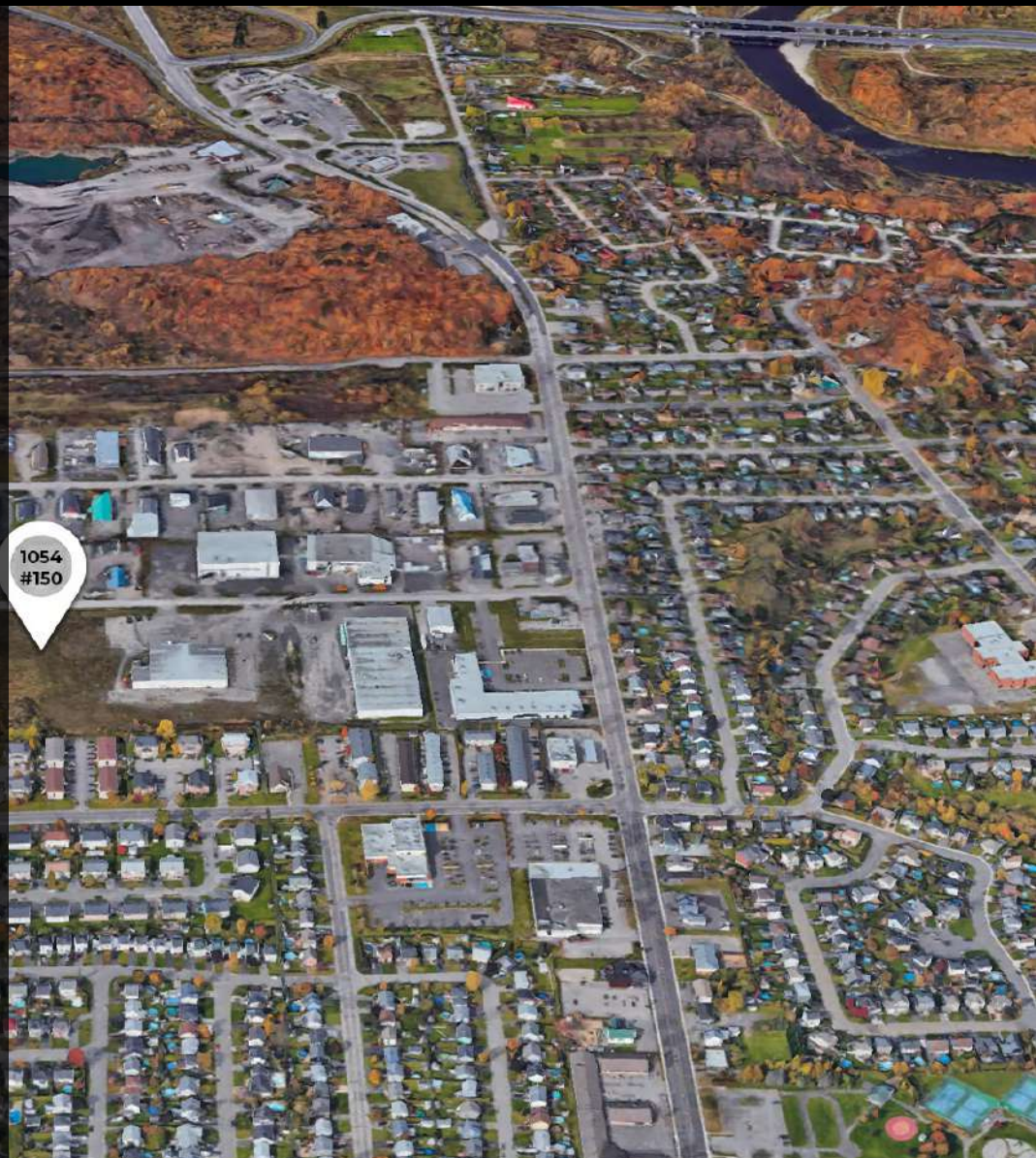
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MAIN ATTRACTIONS OF THE AREA

- Nearby freeway
- In the heart of an industrial park
- Restaurant and shops
- Town hall



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BUILDING DESCRIPTION

BUILDING STORIES

FLOORS

1

PARKING

Number of spots

7 spaces

Parking surface

Exterior

CONSTRUCTION

STRUCTURE TYPE

Steel

DOORS AND WINDOWS CONDITION

2023

CONDITION OF ROOF

2023

FREE HEIGHT

23'

SYSTEM

ELECTROMECHANIC

HVAC SYSTEM

Natural gas

LIGHTS

Base building/ To be verified

SECURITY SYSTEM

Outdoor cameras

FIRE ALARM SYSTEM

No

BUILDING

AREA

TOTAL GROSS AREA IN SQ. Ft.

13 200 sq.ft

LEASABLE AREA IN SQ. Ft.

3000 sq.ft

AVERAGE AREA PER UNIT IN SQ. Ft.

3000 sq.ft

MUNICIPAL ASSESSMENT

LAND

To be registered

BUILDING

To be registered

TOTAL

To be registered

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LAND

CADASTRAL NUMBER

6 545 636

LAND AREA IN SQ. Ft.

To be registered

ZONING

Zone: I1637 - I2 Industry / C8 Indoor storage service /C304 Tools, building or landscaping materials, seasonal equipment / C310 Wholesalers, distribution centers, auctions /C317 Building cleaning / C320 Tool rental service

OPTIMAL VOCATION

Industrial and commercial

NEIGHBOURHOOD

ACCESS

Autoroute Jean-Lesage, Rte 275, Avenue Tatiana

PUBLIC TRANSPORTS

Bus #38, 38E, 311, 381 et 385

