

# PMML

3181 AVENUE DU PONT NORD,  
ALMA

2 643 SQ. Ft. | 1 commercial unit

**FOR SALE**



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**PMML.CA**



**BUILDING TYPE**

# Industrial

**HIGHLIGHTS**

Increased visibility for your business - Available immediately - Possibility of purchasing equipped and ready to operate - Possibility of storing trailers to generate additional income.

**PROPERTY DESCRIPTION**

Mechanical garage strategically located in Alma, benefiting from major renovations. This building offers two large garage doors, an overhead crane, a 9000 lbs lift, and generous storage space. It has a reception desk, options for closed offices and a large fenced plot.

**ADDITIONAL INFORMATION**

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

**ASKING PRICE**

# 495 000 \$

+GST/+PST



### EXISTING FACILITIES

SALE, MAINTENANCE AND REPAIR OF TRAILERS

**YEAR BUILT**  
Unknown



**LEASABLE AREA IN SQ. Ft.**  
2 643 sqft



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



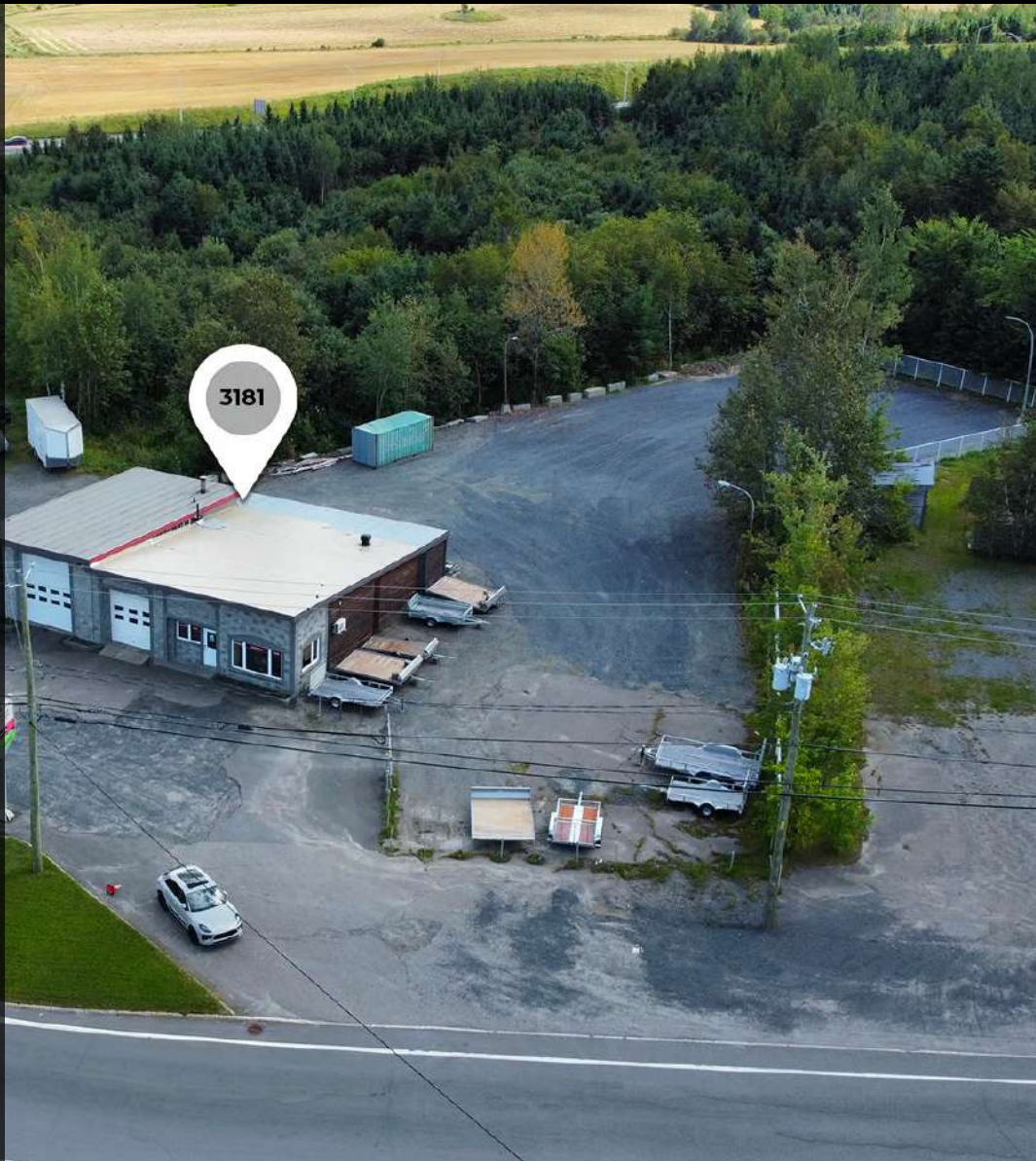
This is not an offer or promise to sell that could bind the seller to the buyer, but an invitation to submit such offers or promises. The remarks, descriptions, features and financial projections contained in the present document are for information only and should not be considered as being official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



3181 Avenue du Pont Nord, Alma

## MAIN ATTRACTIONS OF THE AREA

- High visibility thanks to the roundabout - No right side and rear neighbors.



# BUILDING DESCRIPTION

## BUILDING STORIES

### FLOORS

1

## PARKING

### Number of spots

To be verified

### Parking surface

Outdoor

## CONSTRUCTION

### STRUCTURE TYPE

Brick and wood

### DOORS AND WINDOWS CONDITION

Good condition

### CONDITION OF ROOF

Good condition

### FREE HEIGHT

N/A

## SYSTEM

### ELECTROMECHANIC

### HVAC SYSTEM

Glycol, air heater

### LIGHTS

To be verified

### SECURITY SYSTEM

To be verified

### FIRE ALARM SYSTEM

Yes

# BUILDING

## AREA

### TOTAL GROSS AREA IN SQ. Ft.

2 643 sqft

### LEASABLE AREA IN SQ. Ft.

2 643 sqft

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

2 643 sqft

## MUNICIPAL ASSESSMENT

### LAND

75 100 \$

### BUILDING

145 500 \$

### TOTAL

220 600 \$

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## LAND

### CADASTRAL NUMBER

2 480 260, 3 781 255, 5 682 878

### LAND AREA IN SQ. Ft.

10 220 sqft

## ZONING

Area: CB41

C1: Neighborhood shops and services

C2: Retail and services

C7: Automotive-related businesses

## OPTIMAL VOCATION

Mechanical garage

## NEIGHBOURHOOD

### ACCESS

Route 169/Route 172

### PUBLIC TRANSPORTS

N/A



