

PMML

597 RUE DUVERNAY,
VERCHÈRES

14 459 SQ. Ft. | 1 commercial unit

FOR SALE



**Laurent Paquin & Mélissa
Jacob**

FIRST VICE PRESIDENT

Real estate broker

Team Laurent Paquin et Mélissa Jacob

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PMML.CA



BUILDING TYPE

Industrial

HIGHLIGHTS

Directly at the entrance of the town of Verchères

Easy access

Public transport access

PROPERTY DESCRIPTION

Discover an exceptional 14,459 square feet business space, located right at the entrance of the town of Verchères, offering an ideal combination of functionality and versatility. With two enclosed offices, a conference room, and an two open workspace, situated on the 2nd floor, this building is designed to meet your professional needs. Additionally, the 1st floor offers a spacious versatile area, perfect for storage or any other necessary use, complete with a loading dock to streamline your operations. Explore the usage grid to uncover all the possibilities this space offers to thrive your business.

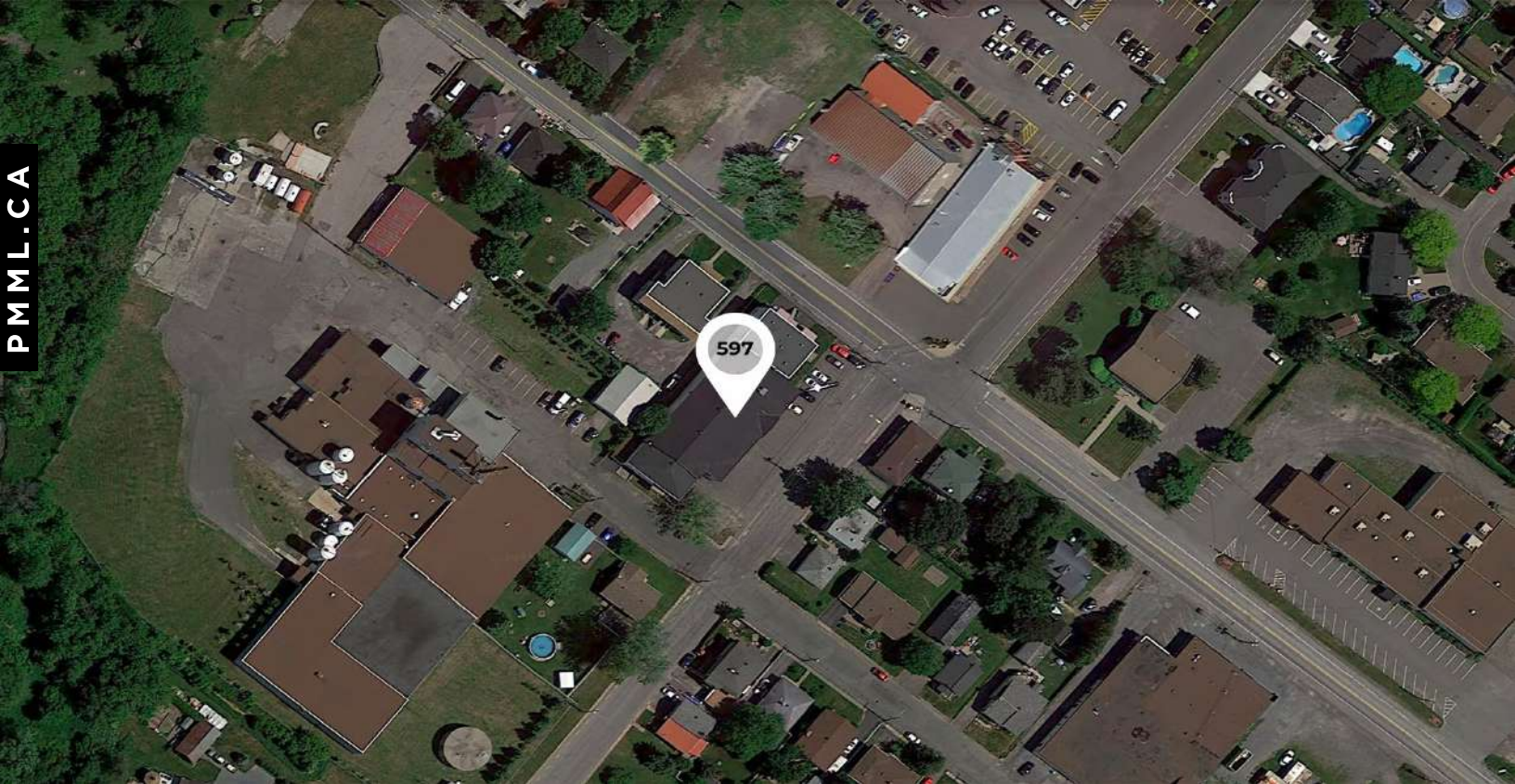
ADDITIONAL INFORMATION

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

ASKING PRICE

1 150 000 \$

+GST/+PST

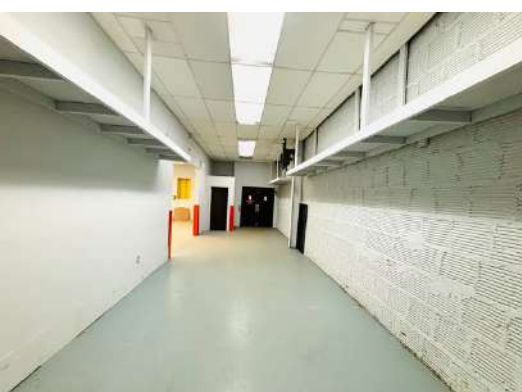


**EXISTING FACILITIES
TO BE VERIFIED**

**YEAR BUILT
1959**



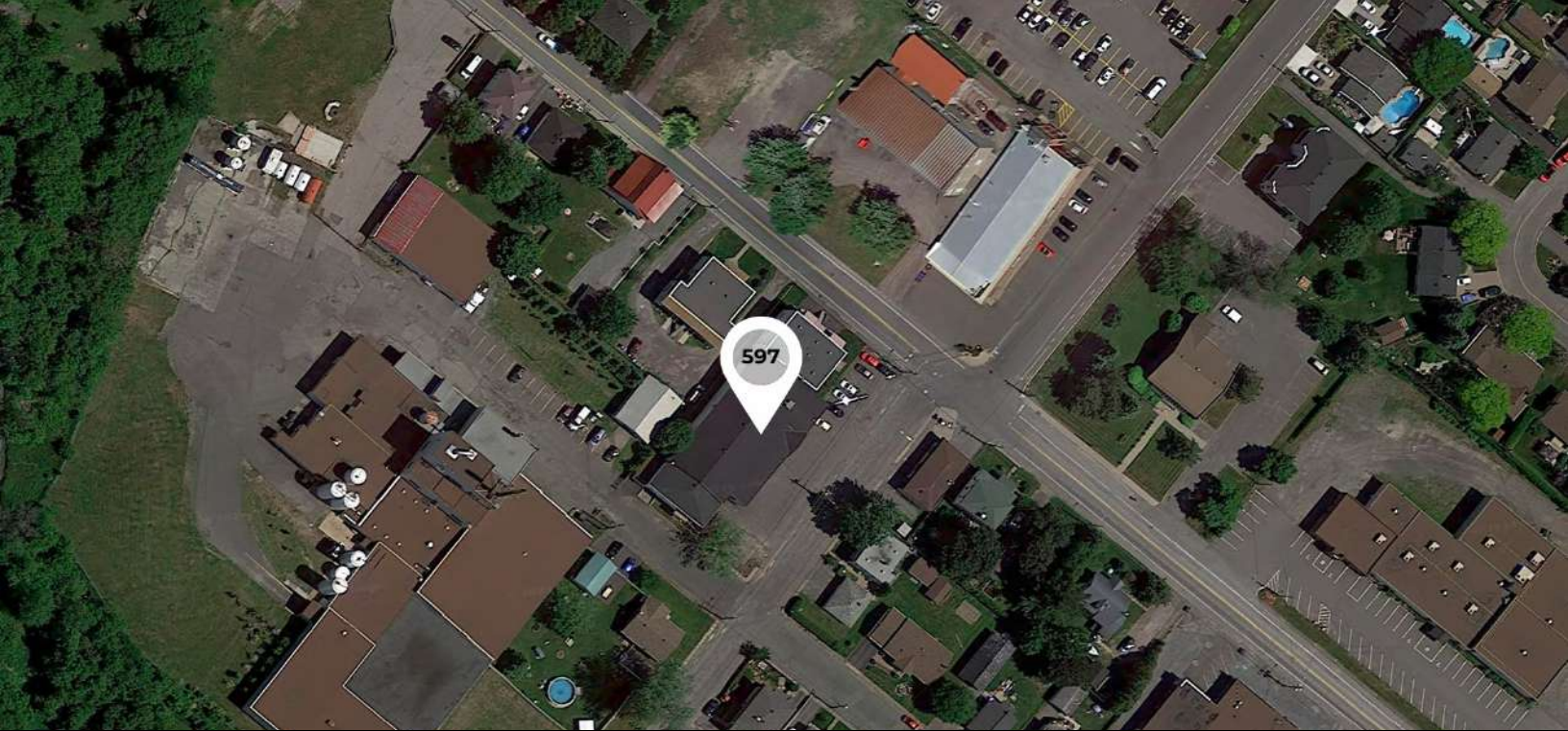
**LEASABLE AREA IN SQ.
Ft.
14 459q. ft.**



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



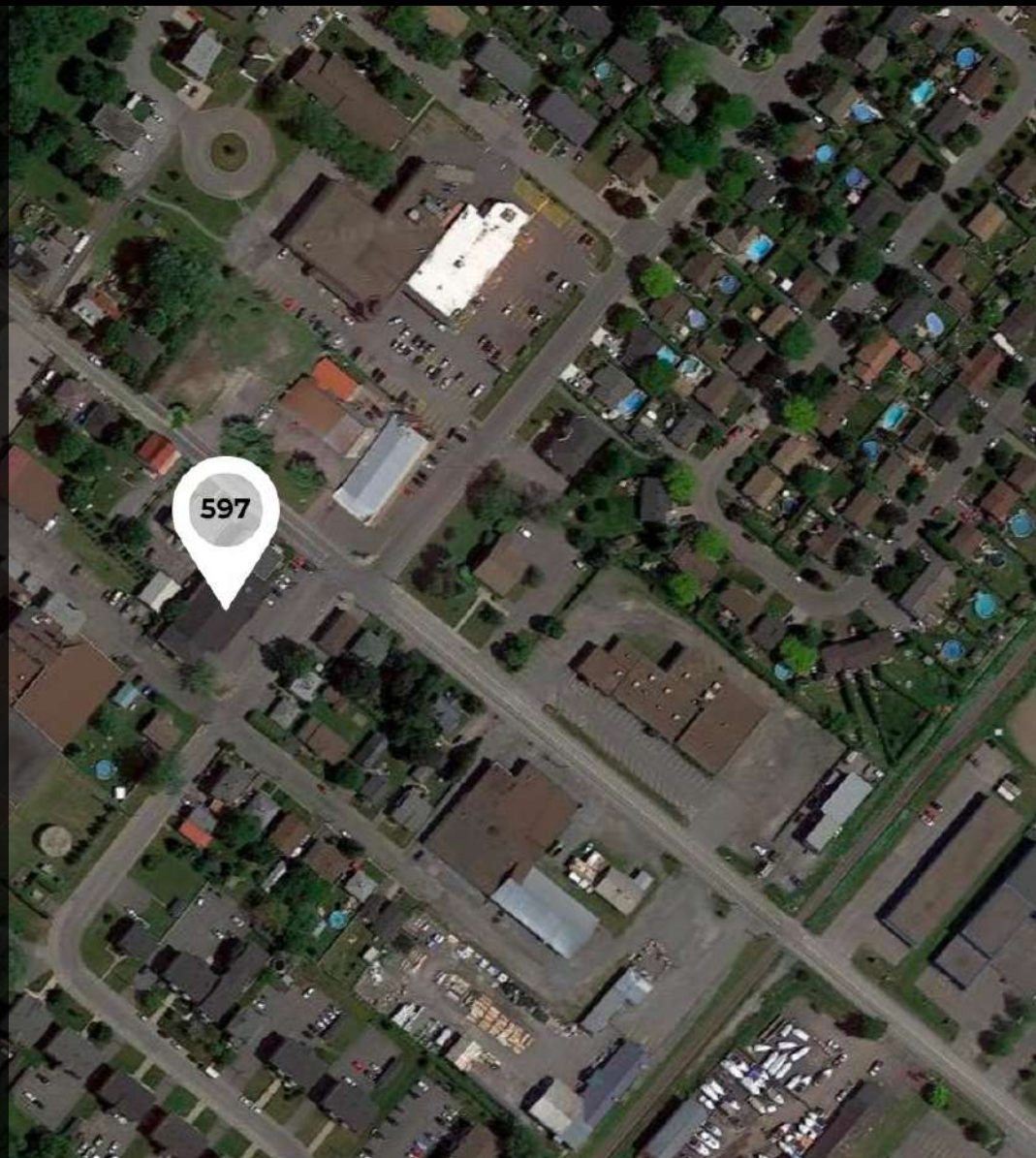
This is not an offer or promise to sell that could bind the seller to the buyer, but an invitation to submit such offers or promises. The remarks, descriptions, features and financial projections contained in the present document are for information only and should not be considered as being official 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.
Descriptive sheet generated on : 2024-11-25 20:14



597 Rue Duvernay, Verchères

MAIN ATTRACTIONS OF THE AREA

- -Verchères benefits from a strategic location with easy access to major highways, facilitating the commute of employees, clients, and suppliers.
- -Verchères currently presents an interesting potential for economic growth, with ongoing development and expansion projects.



BUILDING DESCRIPTION

BUILDING STORIES

FLOORS

2

PARKING

Number of spots

18

Parking surface

Outdoor

CONSTRUCTION

STRUCTURE TYPE

Concrete, steel

DOORS AND WINDOWS CONDITION

To be verified

CONDITION OF ROOF

To be verified

FREE HEIGHT

8-13.5

SYSTEM

ELECTROMECHANIC

HVAC SYSTEM

water-heated

LIGHTS

recessed and neon

SECURITY SYSTEM

Yes

FIRE ALARM SYSTEM

yes

BUILDING

AREA

TOTAL GROSS AREA IN SQ. Ft.

To be verified

LEASABLE AREA IN SQ. Ft.

14 459q. ft.

AVERAGE AREA PER UNIT IN SQ. Ft.

To be verified

MUNICIPAL ASSESSMENT

LAND

164 400\$

BUILDING

316 400\$

TOTAL

480 800\$

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LAND

CADASTRAL NUMBER

5 218 475

LAND AREA IN SQ. Ft.

12 617 sq. ft.

ZONING

Zone Number: C-9
Multi and Commercial
See usage grid

OPTIMAL VOCATION

NEIGHBOURHOOD

ACCESS

A30 132

PUBLIC TRANSPORTS

Bus 710

