PMML

308 CHEMIN DU FLEUVE, COTEAU-DU-LAC

8 536 SQ. Ft.

FOR SALE





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BUILDING TYPE

Retail

HIGHLIGHTS

Stone building with character, located on the banks of the Delisle River and the St. Lawrence River.

Possibility of converting 2nd and 3rd floors into residential condos.

PROPERTY DESCRIPTION

Moulin Callières Di Jasmin in Coteau-du-Lac is a rare opportunity to acquire a one-of-a-kind property. Offering a breathtaking view of the river, this property is a true haven of peace, distinguished by its authentic architecture. Don't miss this exceptional chance to own a piece of history while enjoying contemporary comfort.

ADDITIONAL INFORMATION

The sale is made without legal warranty of quality at the buyer's risk. Less than an hour from downtown Montreal. Restoration permit available.



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EXISTING FACILITIES

RECEPTION ROOM AND COMMERCIAL KITCHEN

YEAR BUILT 1750



LEASABLE AREA IN SQ. Ft. 8 536 sq. ft.



PRICE PER SQ. Ft.



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COMMERCIAL REAL ESTATE AGENCY AND MORTGAGE BROKERAGE FIRM



308 Chemin du Fleuve, Coteau-du-Lac

MAIN ATTRACTIONS OF THE AREA

- Breathtaking view of the St. Lawrence River
- Hiking trail along the shores of the St. Lawrence River
- Coteau-du-Lac National **Historic Site**
- Less than an hour from downtown Montreal



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BUILDING DESCRIPTION

BUILDING STORIES

FLOORS

PARKING

Number of spots 50 places

Parking surface Exterior

SYSTEM ELECTROMECANIC

HVAC SYSTEM Geothermal heat pump

LIGHTS Electricity

SECURITY SYSTEM To be verified

FIRE ALARM SYSTEM Yes

CONSTRUCTION

STRUCTURE TYPE Stone and steel

DOORS AND WINDOWS CONDITION Good condition : Wood

CONDITION OF ROOF Sheet metal

FREE HEIGHT

BUILDING

AREA

TOTAL GROSS AREA IN SQ. Ft. To be verified

LEASABLE AREA IN SQ. Ft. 8 536 sq. ft.

AVERAGE AREA PER UNIT IN SQ. Ft. 8 536 sq. ft.

MUNICIPAL ASSESSMENT

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LAND 197 700 \$

BUILDING 544 300 \$

TOTAL 742 000 \$

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LAND

CADASTRAL NUMBER

2 049 223 cadastre du Québec

LAND AREA IN SQ. Ft.

24,928 sq. ft.

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ZONING

Zone : C-403 Habitation : H-1 Commerce : C-1, C-2, C-3, C-4 Public P-1, P-3

OPTIMAL VOCATION

Restaurant / Reception hall

NEIGHBOURHOOD

ACCESS

Ch. du Fleuve / Rte 338

PUBLIC TRANSPORTS

N/A



REVENUE

	YEARLY	\$/SQ. Ft.
COMMERCIAL	215 000 \$	25,19 \$
TOTAL GROSS INCOME	215 000 \$	25 \$

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		YEARLY	\$/SQ. Ft.			
VACANCY/BAD DEBT						
TAXES						
MUNICIPAL TAXES		9 274 \$	1,09 \$			
SCHOOL TAXES		656 \$	0,08 \$			
Operating Expenses						
ADMINISTRATIVE EXPENSES						
INSURANCE		11 670 \$	1,37 \$			
ELECTRICITY		5 627 \$	0,66 \$			
HEATING						
REPAIRS AND MAINTENANCE	Normalised	10 750 \$	1,26 \$			
SNOW REMOVAL						
SERVICE CONTRACT						
SALARIES	Normalised	6 450 \$	0,76 \$			
NON-RECOVERABLE EXPENSES						
STRUCTURAL RESERVE	Normalised	3 225 \$	0,38 \$			
MANAGEMENT FEES	Normalised	6 450 \$	0,76 \$			
TOTAL EXPENSES		54 102 \$	6\$			

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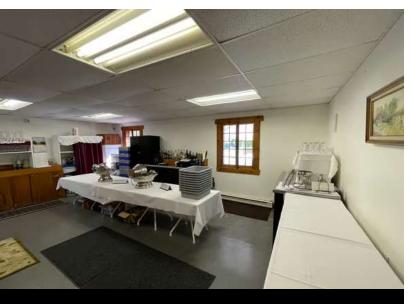
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