

PMML

308 CHEMIN DU FLEUVE,
COTEAU-DU-LAC

8 536 SQ. Ft.

FOR SALE



Marc-André Gignac

Team Marc-André Gignac

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PMML.CA



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.

ASKING PRICE

2 500 000 \$

+GST/+PST



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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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

3

PARKING

Number of spots

50 places

Parking surface

Exterior

CONSTRUCTION

STRUCTURE TYPE

Stone and steel

DOORS AND WINDOWS CONDITION

Good condition : Wood

CONDITION OF ROOF

Sheet metal

FREE HEIGHT

11

SYSTEM

ELECTROMECHANIC

HVAC SYSTEM

Geothermal heat pump

LIGHTS

Electricity

SECURITY SYSTEM

To be verified

FIRE ALARM SYSTEM

Yes

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

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.

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 \$

EXPENSES

		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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