

PMML

50 SAINT-FAUSTIN,
SAINT-JÉRÔME

3 613 SQ. Ft.

FOR SALE



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PMML.CA



BUILDING TYPE

Retail

HIGHLIGHTS

Medical Service
Cegep
UQO
Saint-Jérôme Hospital

PROPERTY DESCRIPTION

Reprise de finance, Magnifique bâtisse bordée par la rivière du nord. It was converted in 2017 into office space, 3613 square feet. Zoning allows for office space and restaurant. The sale includes the front lot used as a parking lot, but which has zoning allowing the construction of an income property. Optimization opportunity.

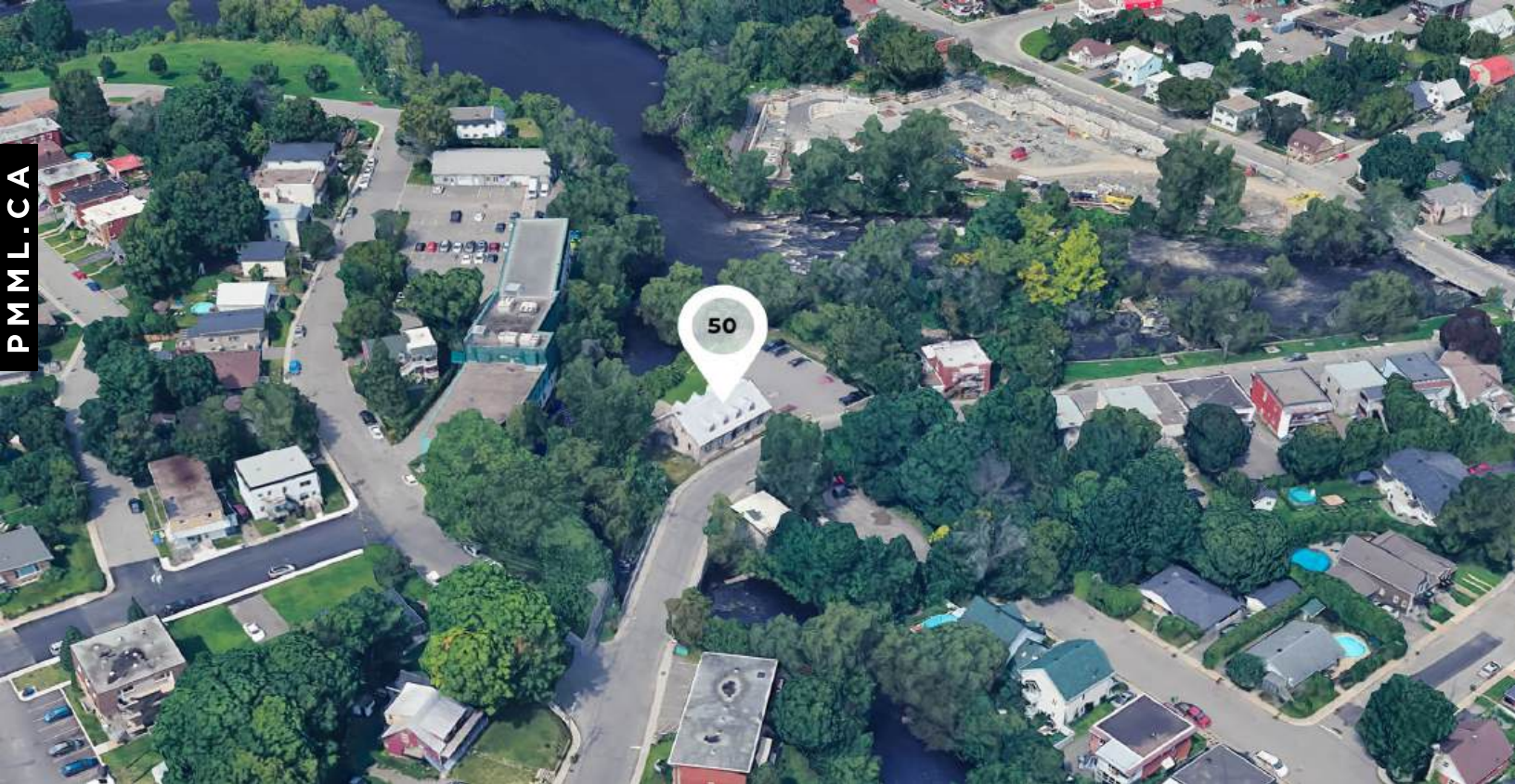
ADDITIONAL INFORMATION

The sale is made without legal guarantee of quality at the risk and peril of the buyer. 12 Closed Offices (possibility of more) / Approx. 4500 sq.ft. on 3 floors. Unique, exceptional site / prime location / Includes 846.3 m2 lot across the street, zoned multiplex! Over 50 parking spaces / Zoned for restaurant / Show / Bar Terrace

ASKING PRICE

1 100 000 \$

+GST/+PST



**EXISTING FACILITIES
TO BE VERIFIED**

**YEAR BUILT
1855**



**LEASABLE AREA IN SQ.
Ft.
To be verified**



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



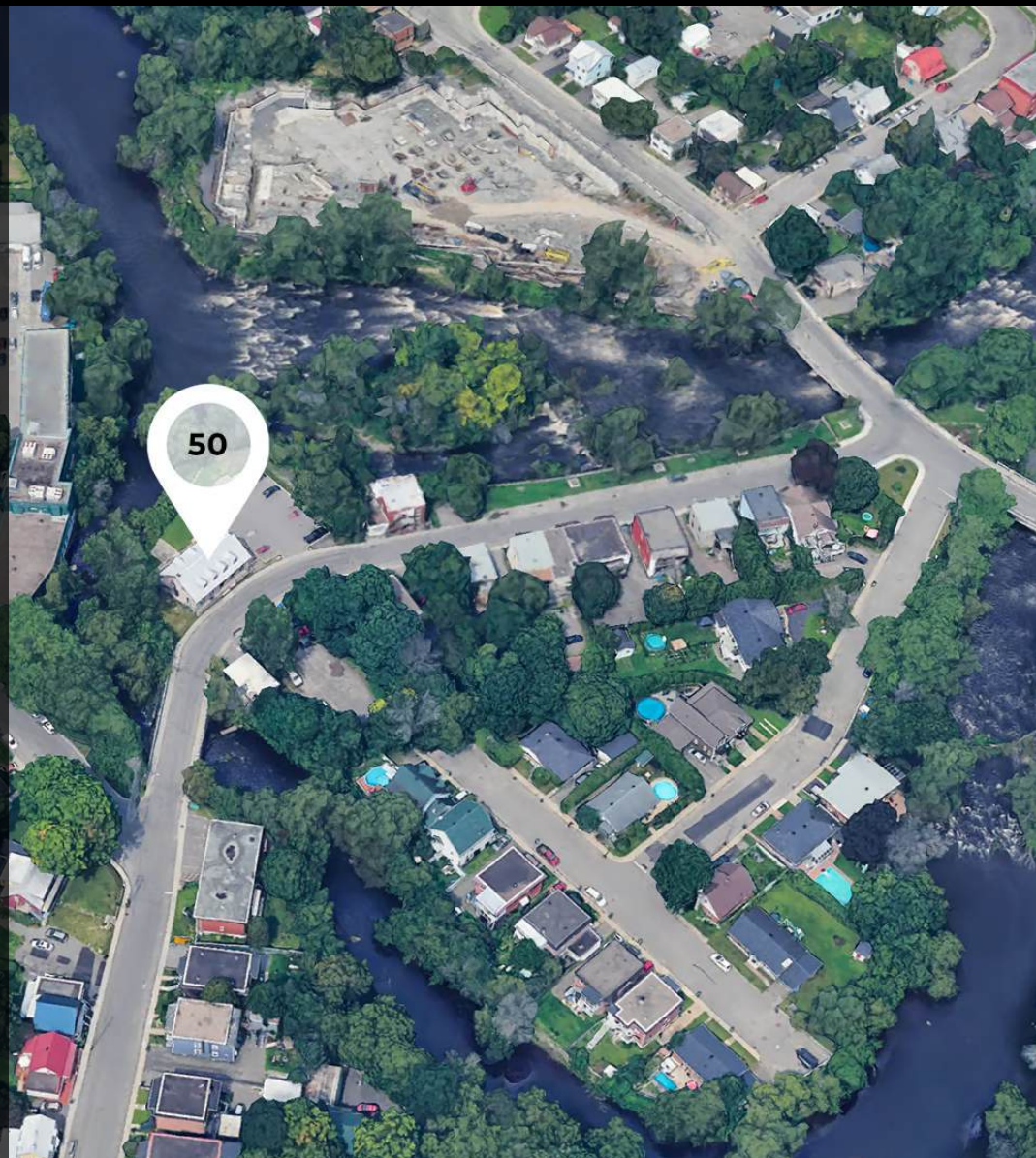
This is not an offer or promise to sell that could bind the seller to the buyer, but an invitation to submit such offers or promises. The remarks, descriptions, features and financial projections contained in the present document are for information only and should not be considered as being official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

- Hospital
- Cegep St-jérôme
- Carrefour du nord
- University campus



BUILDING DESCRIPTION

BUILDING STORIES

FLOORS

1

PARKING

Number of spots

50

Parking surface

Exterior

CONSTRUCTION

STRUCTURE TYPE

Brick and wood

DOORS AND WINDOWS CONDITION

Good

CONDITION OF ROOF

Sheet metal

FREE HEIGHT

To be verified

SYSTEM

ELECTROMECHANIC

HVAC SYSTEM

Electric

LIGHTS

To be verified

SECURITY SYSTEM

To be verified

FIRE ALARM SYSTEM

To be verified

BUILDING

AREA

TOTAL GROSS AREA IN SQ. Ft.

197,73 sq. m

LEASABLE AREA IN SQ. Ft.

To be verified

AVERAGE AREA PER UNIT IN SQ. Ft.

To be verified

MUNICIPAL ASSESSMENT

LAND

527 300 \$

BUILDING

701 100\$

TOTAL

1 228 400\$

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LAND

CADASTRAL NUMBER

2 351 800 / 3 726 305

LAND AREA IN SQ. Ft.

2272,5 sq. m

ZONING

H-2375

H4, H6

Maximum dwelling 4

OPTIMAL VOCATION

Service medical privé

Bureaux corporatifs, professionnels

NEIGHBOURHOOD

ACCESS

Rue Boyer, Rue de Saint-Faustin, Rue St Joseph

PUBLIC TRANSPORTS

Buses: 9 / 103 / 105, trains: 103 / 105

