

PMML

85 DES ENTREPRISES, SAINTE-ANNE-DES-PLAINES

16 700 SQ. Ft. | 1 commercial unit

FOR SALE



**Laurent Paquin & Mélissa
Jacob**

FIRST VICE PRESIDENT

Real estate broker

Team Laurent Paquin et Mélissa Jacob

514-887-3849

laurent.paquin@pmml.ca



PMML.CA



BUILDING TYPE

Industrial

HIGHLIGHTS

The building has a very good income.
Nice opportunity for an investor who wants to invest in mini-warehouse buildings.
83 units

PROPERTY DESCRIPTION

The building is a mini-warehouse located in the industrial district of Saint-Anne-des-Plaines. This site has 3 detached buildings that have been largely optimized. Several works have been done such as the roof and the reception. The building includes an alarm and camera system, a smart card access system, a reception area and a sign. The building has a very good income, all of which will be given in a promise to purchase accepted for due diligence.

ADDITIONAL INFORMATION

The sale is made without legal warranty of quality to the risks and perils of the buyer

ASKING PRICE

3 895 000 \$

+GST/+PST

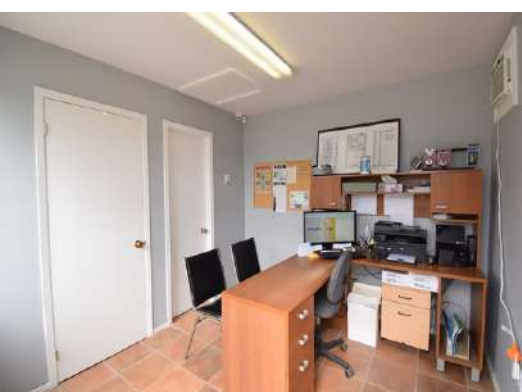


EXISTING FACILITIES

YEAR BUILT
2002, 2003,
2006



LEASABLE AREA IN SQ. Ft.
17 980 sq.ft.



PRICE PER SQ. Ft.
233 \$/SQ. Ft.



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Descriptive sheet generated on : 2024-11-19 22:12



85 des Entreprises, Sainte-Anne-des-Plaines

MAIN ATTRACTIONS OF THE AREA

- Near Route 335
- High growth area
- Close to residential and commercial areas



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BUILDING DESCRIPTION

BUILDING STORIES

FLOORS

1

PARKING

Number of spots

20 parking lots

Parking surface

Exterior

CONSTRUCTION

STRUCTURE TYPE

Brick & wood

DOORS AND WINDOWS CONDITION

Good condition

CONDITION OF ROOF

2015 - 2017 - 2020

FREE HEIGHT

8'

SYSTEM

ELECTROMECHANIC

HVAC SYSTEM

Electric

LIGHTS

Mixed

SECURITY SYSTEM

Surveillance cameras, fenced area

FIRE ALARM SYSTEM

No

BUILDING

AREA

TOTAL GROSS AREA IN SQ. Ft.

16 700 sq.ft.

LEASABLE AREA IN SQ. Ft.

17 980 sq.ft.

AVERAGE AREA PER UNIT IN SQ. Ft.

Varied

MUNICIPAL ASSESSMENT

LAND

To be verified

BUILDING

To be verified

TOTAL

467 400 \$

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LAND

CADASTRAL NUMBER

2 537 715

LAND AREA IN SQ. Ft.

50 000 sq.ft.

ZONING

I203

Commercial: C5, C6, C7, C8, C9 and C10

Industrial: I1, I2 and I3

For more information, please refer to the usage grid

OPTIMAL VOCATION

Mini-storage facilities

NEIGHBOURHOOD

ACCESS

Sainte-Anne Boulevard and Entreprises Street

PUBLIC TRANSPORTS

Bus: 24



REVENUE

	YEARLY	\$/SQ. Ft.
COMMERCIAL	265 254 \$	15,88 \$
PARKING	7 000 \$	0,42 \$
STORAGE		
RECOVERY	3 500 \$	0,21 \$
TOTAL GROSS INCOME	275 754 \$	17 \$

EXPENSES

		YEARLY	\$/SQ. Ft.
VACANCY/BAD DEBT			
TAXES			
MUNICIPAL TAXES		9 580 \$	0,57 \$
SCHOOL TAXES		401 \$	0,02 \$
Operating Expenses			
ADMINISTRATIVE EXPENSES			
INSURANCE		4 390 \$	0,26 \$
ELECTRICITY		3 005 \$	0,18 \$
HEATING			
REPAIRS AND MAINTENANCE	Normalised	2 758 \$	0,17 \$
SNOW REMOVAL		2 985 \$	0,18 \$
SERVICE CONTRACT			
SALARIES	Normalised	8 273 \$	0,50 \$
NON-RECOVERABLE EXPENSES			
STRUCTURAL RESERVE	Normalised	2 758 \$	0,17 \$
MANAGEMENT FEES			
TOTAL EXPENSES		34 150 \$	2 \$

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