



INDUSTRIAL BUILDING
FOR SALE

471 Gilles-Villeneuve
Avenue, Berthierville

Asking Price:
\$3,999,000

Exceptional Investment Opportunity in the Heart of Berthierville!

Sylvain Dupré

Commercial & Industrial Real Estate Broker

514.910.9376 | vendu@sylvaindupre.com | sylvaindupre.com

 ROYAL LEPAGE^{MD}
COMMERCIAL^{MC}

PRIX DEMANDÉ

3 999 000 \$

CADASTRE NUMBERS

6 103 709 / 6 103 710

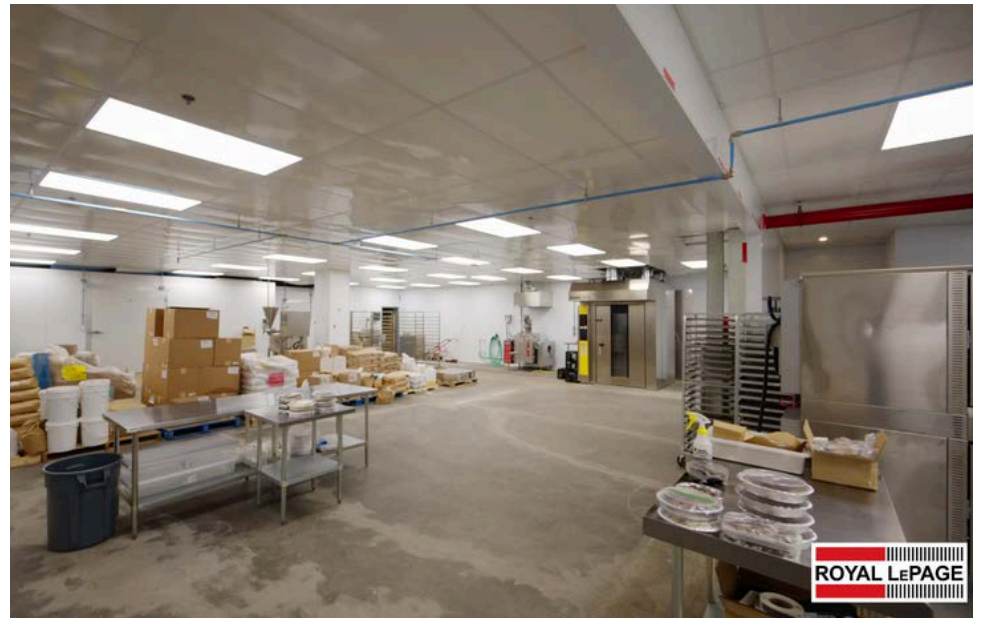
PROPERTY INFORMATION

Zoning	Industriel & commercial
Building Area	18 048,92 pi ²
Land Area	63 193 pi ²
Rentable Area	20 962 pi ²
Number of Storeys	2
Quaie de chargement	3
Availability	Subject to existing leases
Deed of Sale	30 days following accepted Promise to Purchase/Lease

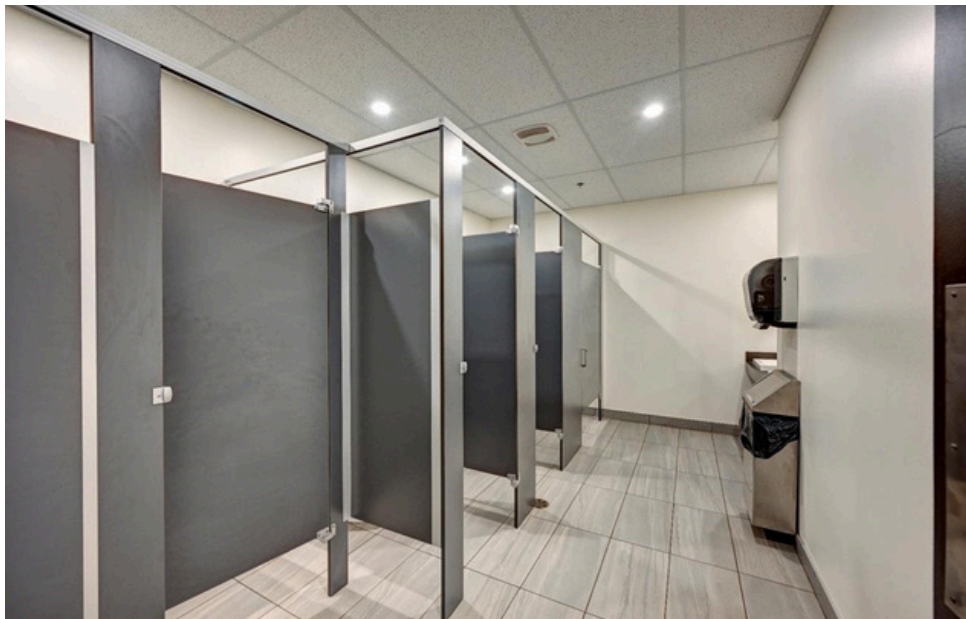
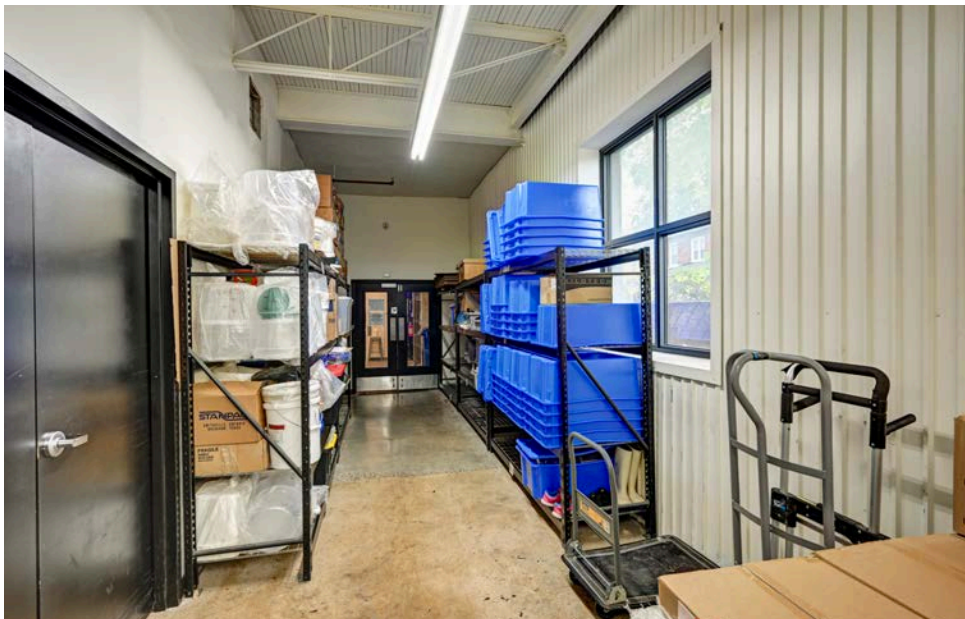
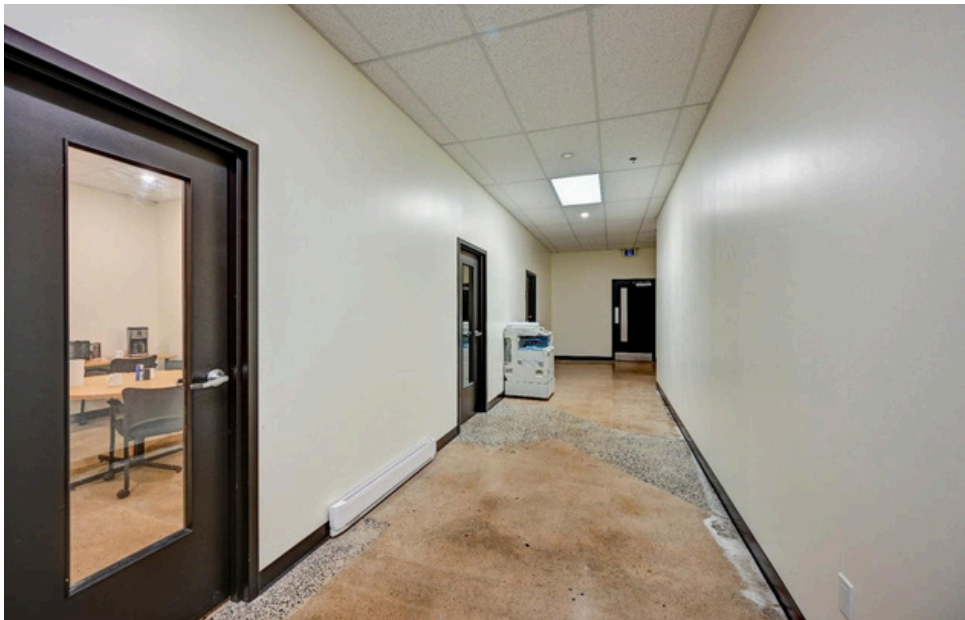


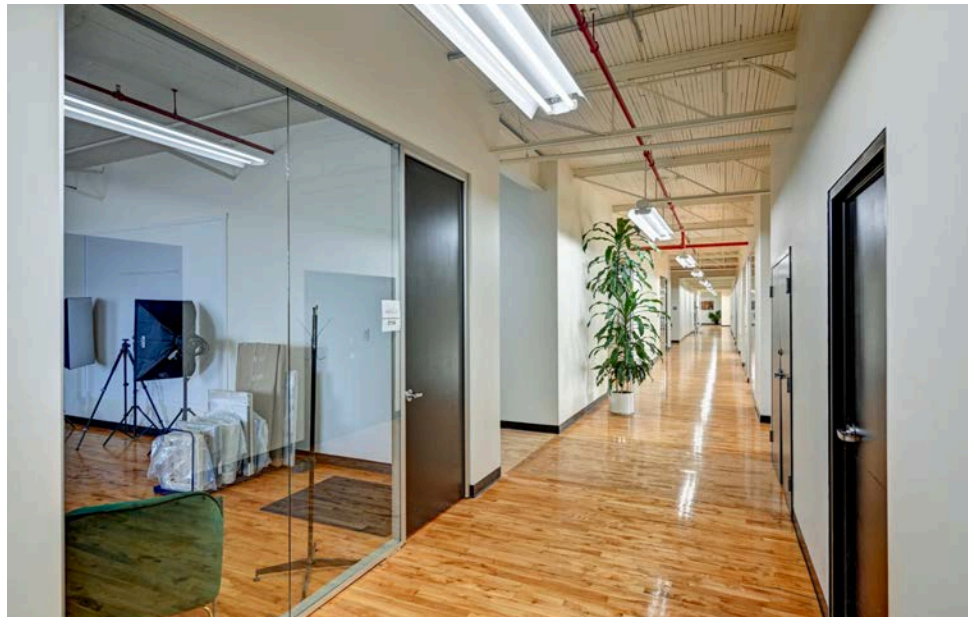
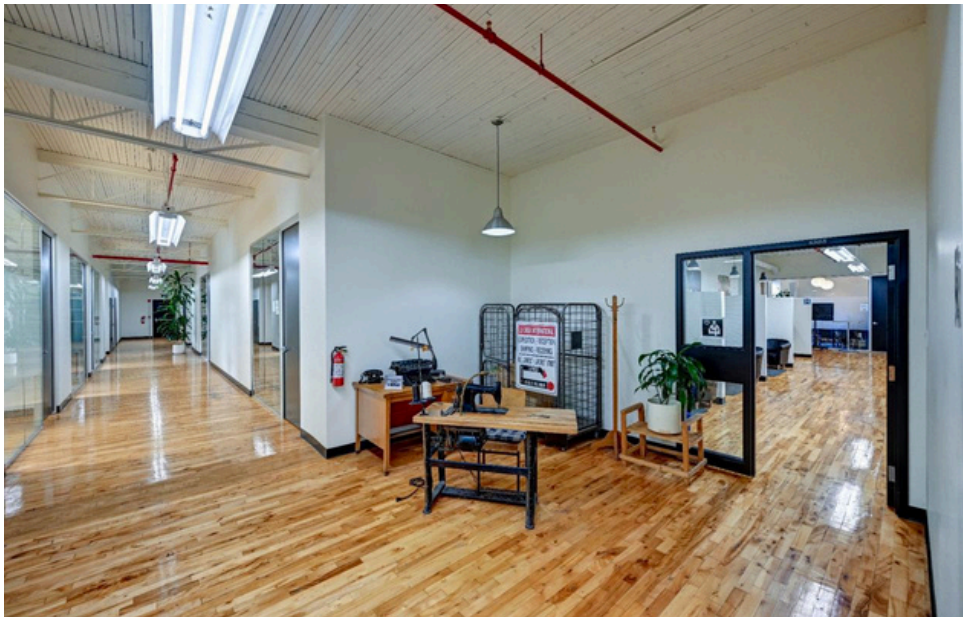
TAX ASSESSMENT ROLL 2025

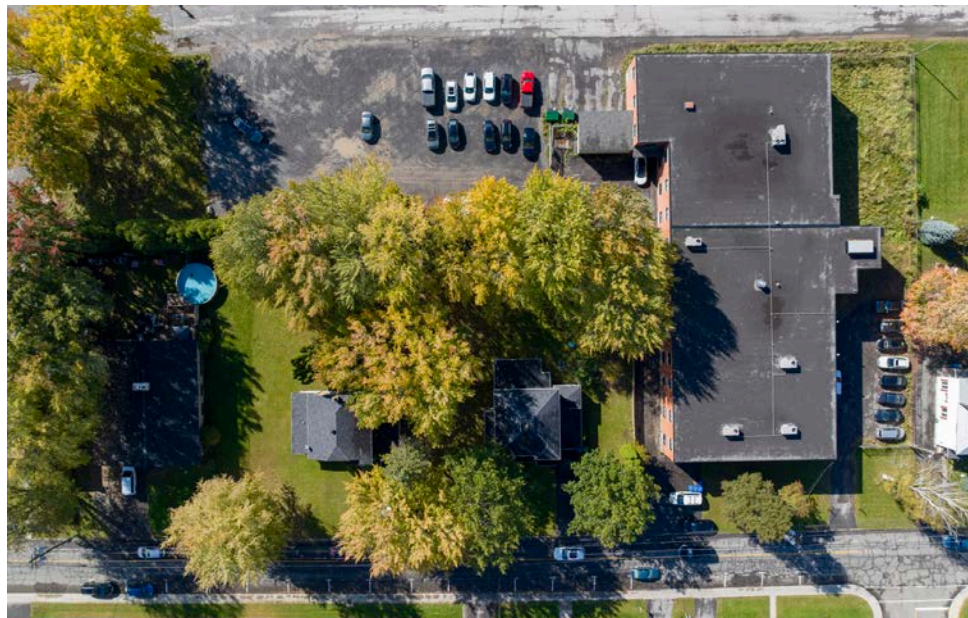
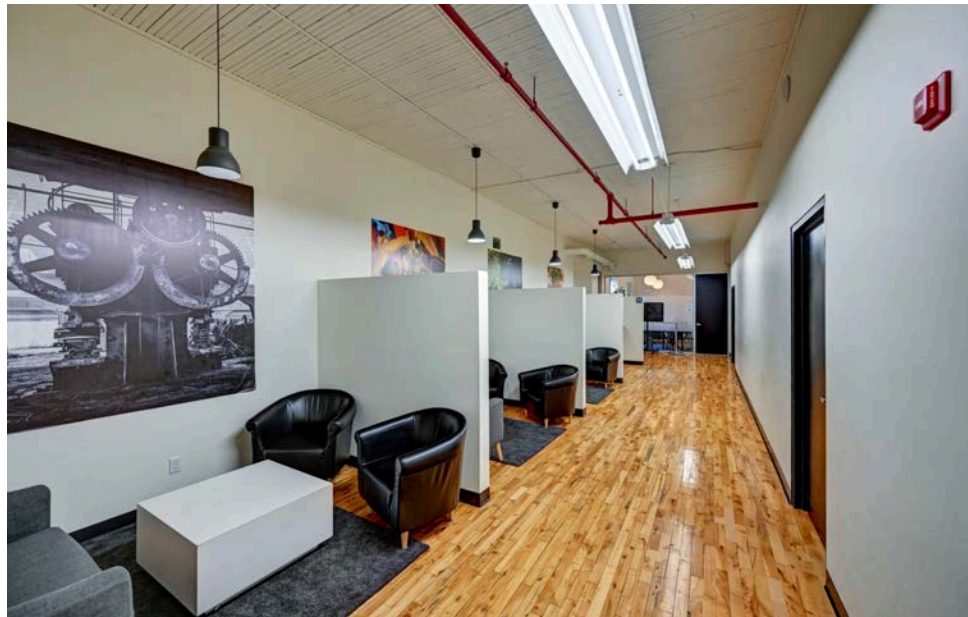
Municipal Taxes:	25 779 \$
School Taxes:	820 \$
TOTAL	26 599 \$







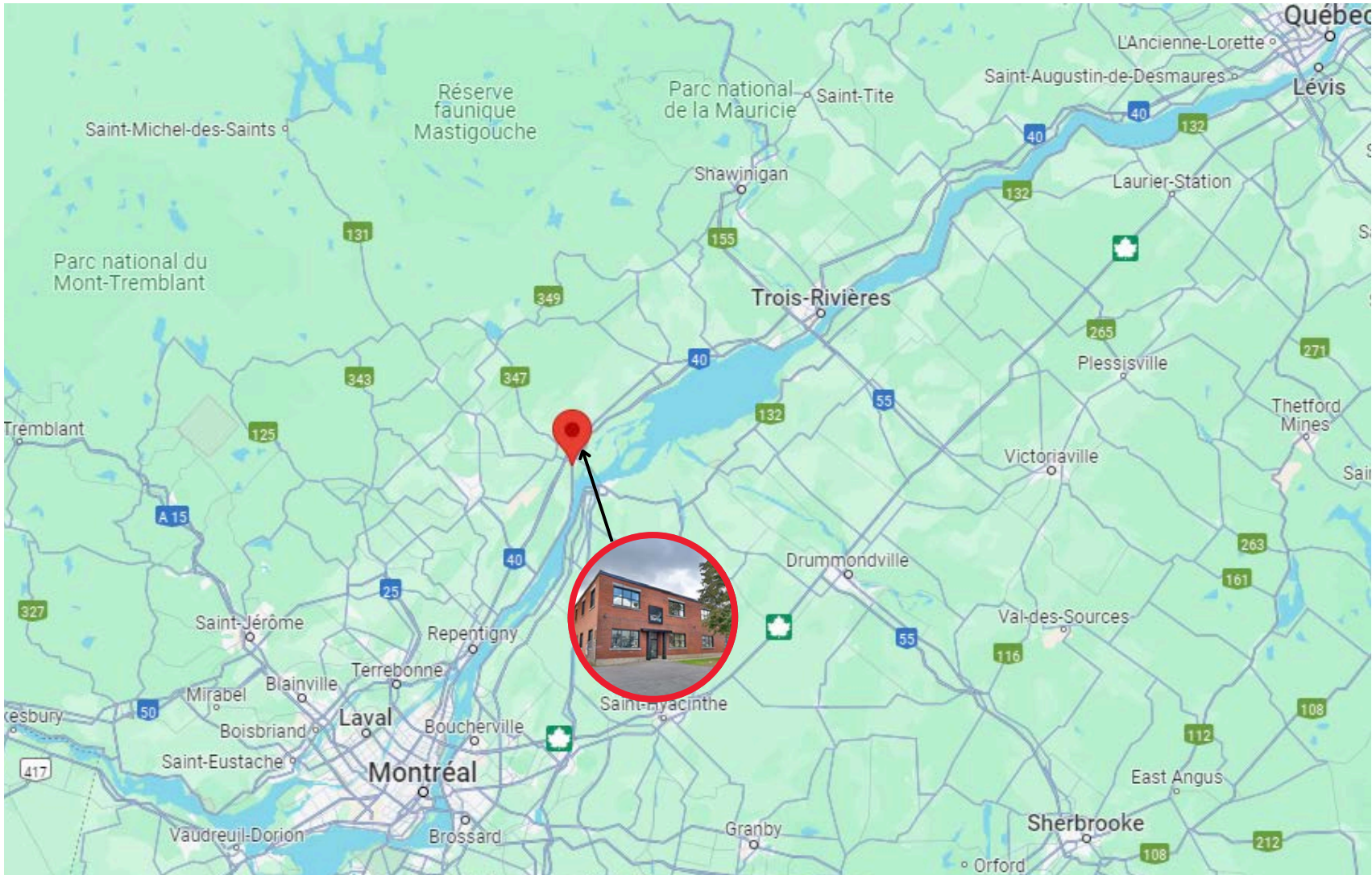






LES ALENTOURS

471 AVE. GILLES-VILLENEUVE, BERTHIERVILLE



LOCATED ON THE MAIN CORRIDOR BETWEEN QUÉBEC CITY AND MONTRÉAL



CLOSE TO HIGHWAY 40



SYLVAIN DUPRÉ

**COURTIER IMMOBILIER
COMMERCIAL | INDUSTRIEL**

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vendu@sylvaindupre.com





ROYAL LePAGE