

PMML

Unit 106-107-108
Industrial
1725 Atmec, Gatineau

FOR RENT




Abbas Saad



 **CELL PHONE**

819-360-8944

 **EMAIL**

abbas.saad@pmml.ca

PMML.CA



RENTAL SPACE DESCRIPTION

A new construction in an ideal location to operate a business to its full potential. Located in the industrial district in Gatineau, this commercial condo is located on Highway 50. Accessibility to the highway provides significant visibility for a business as well as for the daily logistics of the business.

STRATEGIC AREA FOR

High-impact retail and service businesses Industrial
manufacturing Services (P3)

SERVICES OFFERED IN THE BUILDING

AVAILABLE AREA SQ. Ft.

1 956 SQ. Ft.



AVAILABILITY
2022-11

CONTIGUOUS SPACE
Yes

CONTIGUOUS AVAILABLE AREA
2368 sf

Transit Score
26



Bike Score
42



Walk Score
2



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.

Descriptive sheet generated on : 2022-03-16 10:04



1725 Atmec, Gatineau



Descriptive sheet generated on : 2022-03-16 10:04

CHARACTERISTIC OF THE SPACE

YEAR OF RENOVATION

Construction Neuve

CURRENT DEVELOPMENT

New construction

FREE HEIGHT

21

RECEPTION AREA

No - Garage door only

INTERNET AND TELECOM

Yes

SECURITY

Cameras

MEETING ROOM

To be fitted out according to the tenant's needs

HEATING

Radiant glycol floor

MANAGER'S OFFICE

No

KITCHENETTE

To be fitted out according to the tenant's needs

AIR CONDITIONING

No

DAILY CLEANING

No

WASHROOMS

To be fitted out according to the tenant's needs

ELECTRICITY

Grid - New construction

ELEVATOR

No

OTHER INFORMATION

Photos for information only. Construction will be completed fall 2022

RENT CONDITIONS TERMS OF LEASE

5 YEARS

#

106-107-108

FLOORS

1

AVAILABLE AREA

1 956 SQ. FT.

BASE RENT

13,00 \$ / SQ. FT. +GST/+PST

ESTIMATED ADDITIONAL RENT

4.00\$ / SQ. FT.

ALLOCATION

AVAILABILITY

2022-11

10 YEARS

#

106-107-108

FLOORS

1

AVAILABLE AREA

1 956 SQ. FT.

BASE RENT

13,00 \$ / SQ. FT. +GST/+PST

ESTIMATED ADDITIONAL RENT

4.00\$ / SQ. FT.

ALLOCATION

AVAILABILITY

2022-11

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.

ACCESS

Rue Atmec

PUBLIC TRANSPORTS

Yes

BIKE STORAGE

No

INTERIOR PARKING

0

PRICE RESERVED PARKING SPACE

No

OUTDOOR PARKING

2 per unit

PRICE NON-RESERVED PARKING SPACE

No

ZONING

High impact retail and service businesses (detailed list available)
Industrial manufacturing
Services (P3)

SIGNAGE OPPORTUNITY

Yes

