

PMML

Unit 102B
Office building
9 Avenue Lanning, Saint-Sauveur

FOR RENT



Isabelle & Cindy
Commercial Real Estate
Broker



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RENTAL SPACE DESCRIPTION

Premises available for rent respectively of 200 square feet containing a waiting area and a common bathroom. The building offers a beautiful tranquility, perfect for health care professionals. The space includes an independent exterior access via the back of the building.

STRATEGIC AREA FOR

Health professional

SERVICES OFFERED IN THE BUILDING

Electricity; heating; property taxes; water taxes;
business taxes; operating expenses.

AVAILABLE AREA SQ. Ft.

200 SQ. Ft.



AVAILABILITY
Now

CONTIGUOUS SPACE
No

CONTIGUOUS AVAILABLE AREA
No

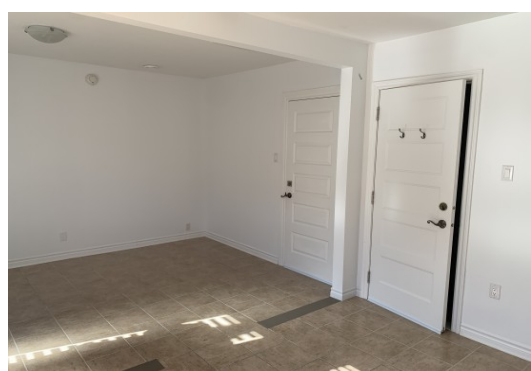
Transit Score
N/A



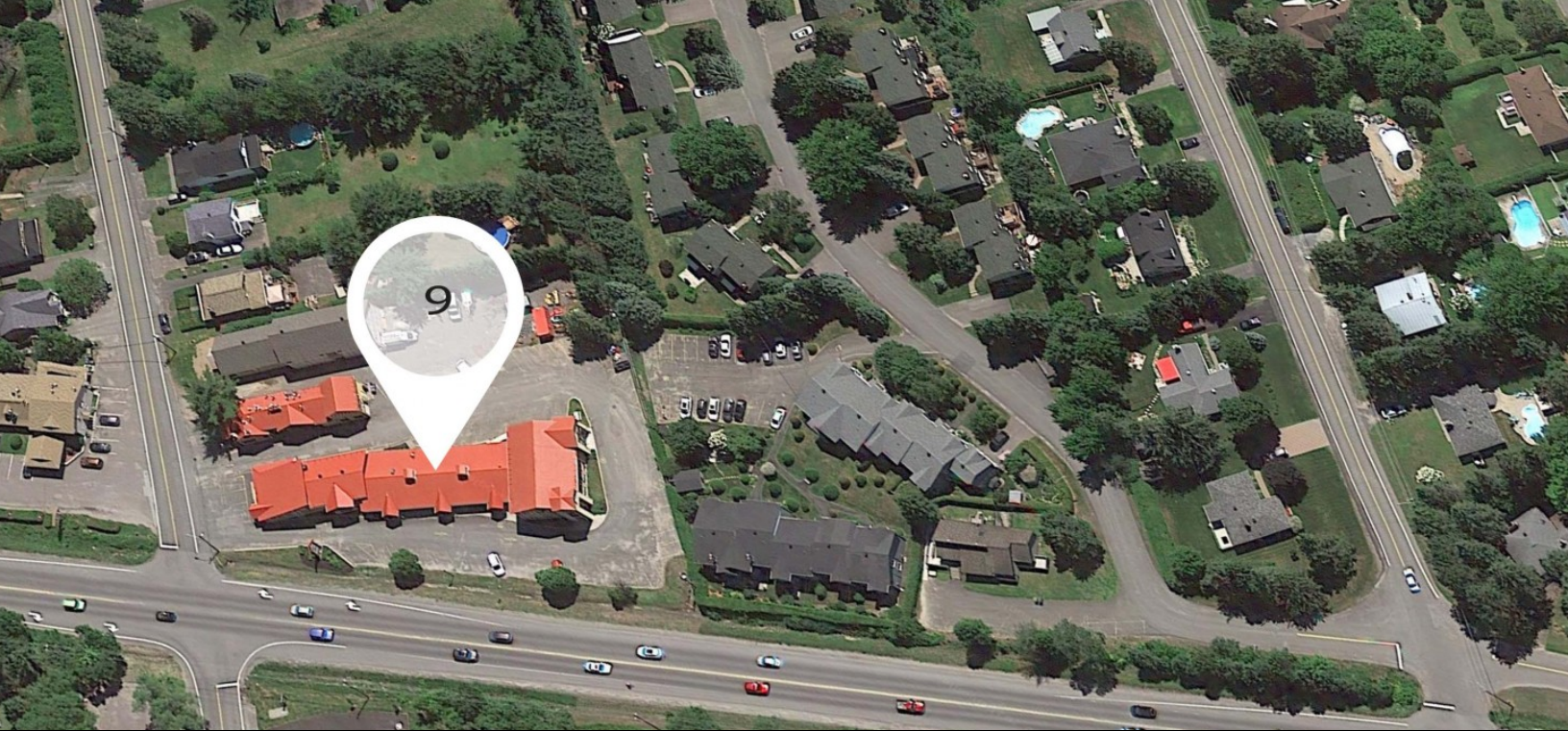
Bike Score
53



Walk Score
61



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.



9 Avenue Lanning, Saint-Sauveur

MAIN ATTRACTIONS OF THE AREA

- Located directly on route 364
- Average household income per year: \$81,481
- Many stores, restaurants and parks in the area



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CHARACTERISTIC OF THE SPACE

YEAR OF RENOVATION

Récente

CURRENT DEVELOPMENT

1958

FREE HEIGHT

8'

RECEPTION AREA

No

INTERNET AND TELECOM

Suppliers available

SECURITY

Yes

MEETING ROOM

No

HEATING

Heat pump/electric baseboard unit to be verified

MANAGER'S OFFICE**KITCHENETTE**

No

AIR CONDITIONING

Heat pump

DAILY CLEANING

No

WASHROOMS

Yes

ELECTRICITY

Locateur

ELEVATOR

No

OTHER INFORMATION

TERMS: 3 - 5 YEARS

RENT CONDITIONS TERMS OF LEASE

5 YEARS

#

FLOORS**AVAILABLE AREA**

200 SQ. FT.

BASE RENT

41,00 \$ / SQ. FT. +GST/+PST

ESTIMATED ADDITIONAL RENT

\$ / SQ. FT.

ALLOCATION**AVAILABILITY**

Now

10 YEARS

#

FLOORS**AVAILABLE AREA**

200 SQ. FT.

BASE RENT

41,00 \$ / SQ. FT. +GST/+PST

ESTIMATED ADDITIONAL RENT

\$ / SQ. FT.

ALLOCATION**AVAILABILITY**

Now

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ACCESS

Perpendicular to Rue Principale and Chemin Jean-Adam | Near Highway 15

PUBLIC TRANSPORTS

None

BIKE STORAGE

No

INTERIOR PARKING

N/A

PRICE RESERVED PARKING SPACE

N/A

OUTDOOR PARKING

40 spaces

PRICE NON-RESERVED PARKING SPACE

N/A

ZONING

Zone: CVG-318

Residential: H1, H2, H3, H5a, H5b

Commercial C1, C2, C3a, C4b, C4d, C5a, C5c, C5d, C6c

SIGNAGE OPPORTUNITY

Oui

