

PMML

107-111 MACLAREN E,
BUCKINGHAM

6 000 SQ. Ft.

FOR SALE



Benoît Laurin
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BUILDING TYPE**Multi-vocational****HIGHLIGHTS**

Busy area at the intersection of Buckingham Avenue and Maclaren East.

200 meters from Papineau Hospital.

Close to several parks.

5 minutes from highway 50.

PROPERTY DESCRIPTION

Exceptional rental opportunity of 6000 square feet directly at the entrance of the city of Buckingham via the Brady bridge. This property offers unparalleled visibility being directly at the intersection of Buckingham Avenue and Maclaren East. Excellent for a business looking to establish itself in a growing city.

ADDITIONAL INFORMATION

Existing vacant space of facilities: Kitchenette, two bathrooms, open space, two small loading docks.

ASKING PRICE**1 140 000 \$****+GST/+PST**



EXISTING FACILITIES

N/A

YEAR BUILT
1985



LEASABLE AREA IN SQ. Ft.
3 500 SF 1st floor + 2 500 SF basement



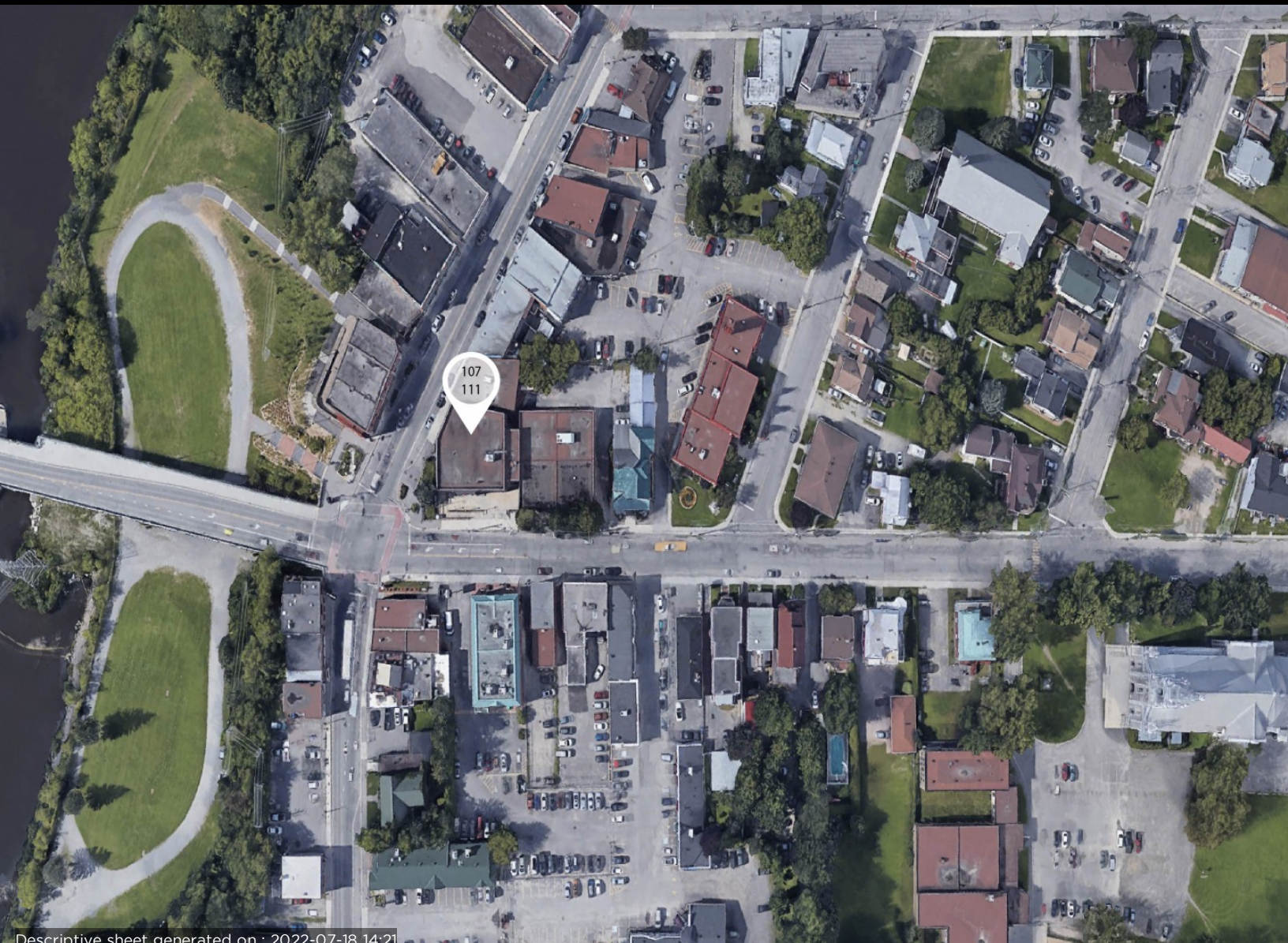
PRICE PER SQ. Ft.
190 \$/SQ. Ft.



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.



107-111 Maclaren E, Buckingham



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BUILDING DESCRIPTION

BUILDING STORIES

FLOORS

1

PARKING

Nombre de places

To be verified

Parking surface

Outdoor

CONSTRUCTION

STRUCTURE TYPE

Brick and wood

DOORS AND WINDOWS CONDITION

To be verified

CONDITION OF ROOF

To be verified

FREE HEIGHT

12

SYSTEM

ELECTROMECHANIC

HVAC SYSTEM

Central, pulsed air.

LIGHTS

Neon

SECURITY SYSTEM

To be verified

FIRE ALARM SYSTEM

To be verified

BUILDING

AREA

TOTAL GROSS AREA IN SQ. Ft.

6000 SF

LEASABLE AREA IN SQ. Ft.

3 500 SF 1st floor + 2 500 SF basement

AVERAGE AREA PER UNIT IN SQ. Ft.

To be verified

MUNICIPAL ASSESSMENT

LAND

\$240 400

BUILDING

\$2 221 900

TOTAL

\$2 462 300

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LAND

CADASTRAL NUMBER

2 958 276

LAND AREA IN SQ. Ft.

21 921 SF

ZONING

OPTIMAL VOCATION

NEIGHBOURHOOD

ACCESS

Intersection of Buckingham Avenue and Maclaren East

PUBLIC TRANSPORTS

97



REVENUE

	YEARLY	\$/SQ. Ft.
TOTAL GROSS INCOME		\$

EXPENSES

	YEARLY	\$/SQ. Ft.
VACANCY/BAD DEBT		
TAXES		
MUNICIPAL TAXES		
SCHOOL TAXES		
Operating Expenses		
ADMINISTRATIVE EXPENSES		
INSURANCE		
ELECTRICITY		
HEATING		
REPAIRS AND MAINTENANCE		
SNOW REMOVAL		
SERVICE CONTRACT		
SALARIES		
NON-RECOVERABLE EXPENSES		
STRUCTURAL RESERVE		
MANAGEMENT FEES		
TOTAL EXPENSES		\$

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