

**PMM<sub>L</sub>**

273 RUE NOTRE-DAME,  
NICOLET

3 465 SQ. Ft.

— **FOR SALE**



**Nick Raymond**

**CELL PHONE**  
418 572-1845

**EMAIL**  
nraymond@pmml.ca

**PMML.CA**

**BUILDING TYPE**

# Retail business

**HIGHLIGHTS**

- Land to be redeveloped
- Possibility to build up to 4 floors
- Area under reconstruction

**PROPERTY DESCRIPTION**

Beautiful commercial building located in the heart of downtown Nicolet on a very busy street. Multiple zoning and perfect to operate a café, restaurant, caterer. The land has great redevelopment potential, the city allows construction up to 4 stories high. Great location!

**ADDITIONAL INFORMATION**

Sale without legal guarantee of quality at the buyer's risk. Repossession of the property by the creditor. Interior photos to come.

**ASKING PRICE**

# 300 000 \$

+GST/+PST



## EXISTING FACILITIES TO BE VERIFIED

**YEAR BUILT**  
1948



**LEASABLE AREA IN SQ.  
Ft.**  
N/A

**PRICE PER SQ. Ft.**  
87 \$/SQ. Ft.



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273

273 Rue Notre-Dame, Nicolet

## MAIN ATTRACTI0NS OF THE AREA

- Downtown
- Park
- Bike path
- Restaurant
- School



273

# BUILDING DESCRIPTION

## BUILDING STORIES

### FLOORS

1

## PARKING

### Nombre de places

N/A

### Parking surface

Outdoor

## CONSTRUCTION

### STRUCTURE TYPE

To be verified

## SYSTEM ELECTROMECANIC

### HVAC SYSTEM

Electric / Mazout / Hot water / Radiant

### DOORS AND WINDOWS CONDITION

To be verified

### lights

To be verified

### CONDITION OF ROOF

To be verified

### SECURITY SYSTEM

To be verified

### FREE HEIGHT

### FIRE ALARM SYSTEM

To be verified

# BUILDING

## AREA

### TOTAL GROSS AREA IN SQ. Ft.

N/A

## MUNICIPAL ASSESSMENT

### LAND

72 200 \$

### LEASABLE AREA IN SQ. Ft.

N/A

### BUILDING

81 400 \$

### AVERAGE AREA PER UNIT IN SQ. Ft.

N/A

### TOTAL

153 600 \$

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## LAND

### CADASTRAL NUMBER

5 044 873

### LAND AREA IN SQ. Ft.

## ZONING

Zone C01-103

Residential: H2, H3, H5

Commercial : C1

## OPTIMAL VOCATION

Income property, semi-commercial building

## NEIGHBOURHOOD

### ACCESS

Blvd Louis-Fréchette and Notre-Dame

### PUBLIC TRANSPORTS

None



## REVENUE

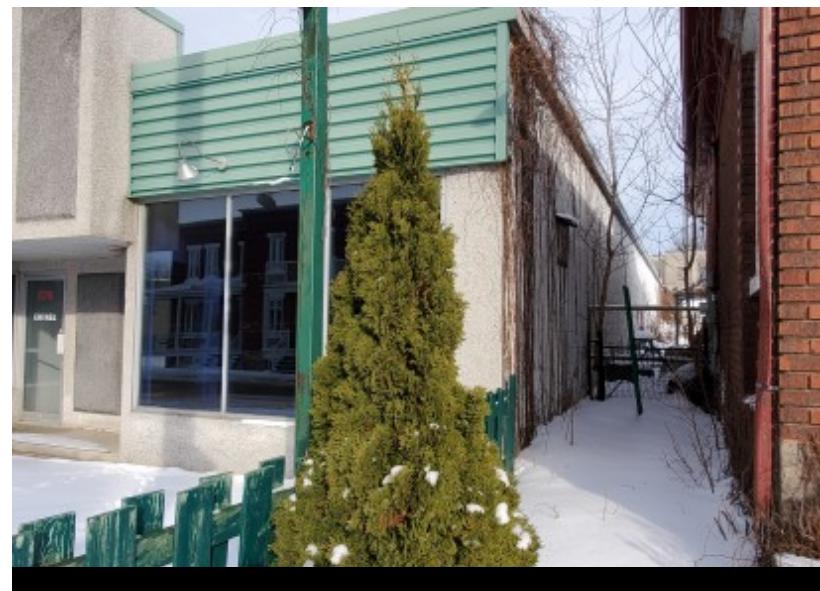
	YEARLY	\$/SQ. Ft.
<b>COMMERCIAL</b>		
PARKING		
RECOVERY		
NULLEN		
NULLEN		
NULLEN		
<b>TOTAL GROSS INCOME</b>		<b>\$</b>

## EXPENSES

	YEARLY	\$/SQ. Ft.
<b>VACANCY/BAD DEBT</b>		
<b>TAXES</b>		
MUNICIPAL TAXES	Actual	2 432 \$ 0,70 \$
SCHOOL TAXES	Actual	106 \$ 0,03 \$
<b>Operating Expenses</b>		
<b>ADMINISTRATIVE EXPENSES</b>		
INSURANCE		
ELECTRICITY		
HEATING		
REPAIRS AND MAINTENANCE		
SNOW REMOVAL		
SERVICE CONTRACT		
SALARIES		
<b>NON-RECOVERABLE EXPENSES</b>		
<b>STRUCTURAL RESERVE</b>		
<b>MANAGEMENT FEES</b>		
<b>TOTAL EXPENSES</b>	<b>2 538 \$</b>	<b>1 \$</b>

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