

PMML

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.



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.

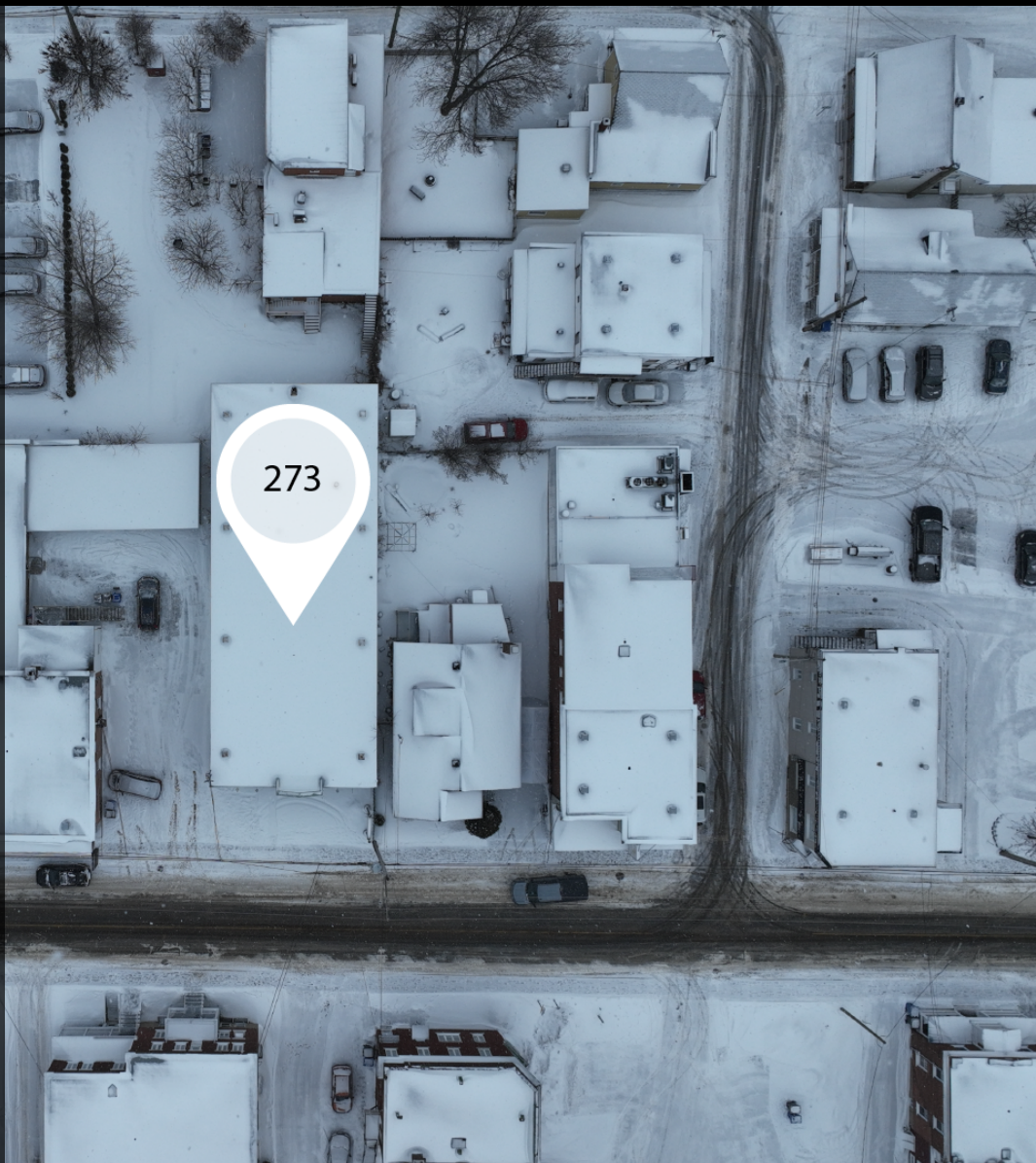
Descriptive sheet generated on : 2022-01-17 11:20



273 Rue Notre-Dame, Nicolet

MAIN ATTRACTIONS OF THE AREA

- Downtown
- Park
- Bike path
- Restaurant
- School



Descriptive sheet generated on : 2022-01-17 11:20

BUILDING DESCRIPTION

BUILDING STORIES

FLOORS

1

PARKING

Nombre de places

N/A

Parking surface

Outdoor

CONSTRUCTION

STRUCTURE TYPE

To be verified

DOORS AND WINDOWS CONDITION

To be verified

CONDITION OF ROOF

To be verified

FREE HEIGHT

SYSTEM

ELECTROMECHANIC

HVAC SYSTEM

Electric / Mazout / Hot water / Radiant

lights

To be verified

SECURITY SYSTEM

To be verified

FIRE ALARM SYSTEM

To be verified

BUILDING

AREA

TOTAL GROSS AREA IN SQ. Ft.

N/A

LEASABLE AREA IN SQ. Ft.

N/A

AVERAGE AREA PER UNIT IN SQ. Ft.

N/A

MUNICIPAL ASSESSMENT

LAND

72 200 \$

BUILDING

81 400 \$

TOTAL

153 600 \$

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.

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

Bvd Louis-Fr chette and Notre-Dame

PUBLIC TRANSPORTS

None



REVENUE

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

EXPENSES

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

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.

