

4080, BOUL. DES SOURCES

DOLLARD-DES-ORMEAUX, QC



Immeuble commercial à vendre
Stand-alone commercial building for sale



FAITS SAILLANTS | HIGHLIGHTS

- Immeuble de bureaux au coeur de Dollard-des-Ormeaux, idéal pour un investisseur ou un propriétaire occupant | *Boutique office building in the heart of Dollard-des-Ormeaux, ideal for an investor or owner-occupier*
- Opportunité unique d'investir dans un immeuble exceptionnellement bien entretenu avec des locataires de qualité | *Unique opportunity to invest in a exceptionally well maintained building with quality tenants*
- Stratégiquement situé sur une artère principale, il bénéficie d'une excellente visibilité et se trouve à proximité des transports en commun, des restaurants, des cafés et d'autres services et commodités | *Strategically located on a main artery, benefiting from tremendous visibility and in close proximity to public transit, restaurants, cafes and other services and amenities*

INFORMATIONS SUR LES BIENS | PROPERTY INFORMATION

Numéro de lot <i>Number lot</i>	2 680 187
Année de construction <i>Year Built</i>	2005
Nombre d'étages <i>Number of Floors</i>	3
Superficie de l'immeuble <i>Building Area</i>	10 367 pi. ca. <i>sq. ft.</i>
Superficie du terrain <i>Land Area</i>	19 154 pi. ca. <i>sq. ft.</i>
Zonage <i>Zoning</i>	Commerciale <i>Commercial</i>
Chauffage/refroidissement <i>Heating and Cooling</i>	Électrique <i>Electric</i>
Stationnement <i>Parking</i>	27 places exteriors <i>27 Exterior spots</i>
Rapports environnementaux <i>Reports</i>	Rapports phase I et II disponibles <i>Phase I & II reports available</i>

ÉVALUATION MUNICIPALE | MUNICIPAL EVALUATION (2021)

Terrain <i>Land</i> :	745 100 \$
Bâtiment <i>Building</i> :	1 348 900 \$
Total :	2 094 000 \$

INFORMATIONS FINANCIÈRES | FINANCIAL INFORMATION

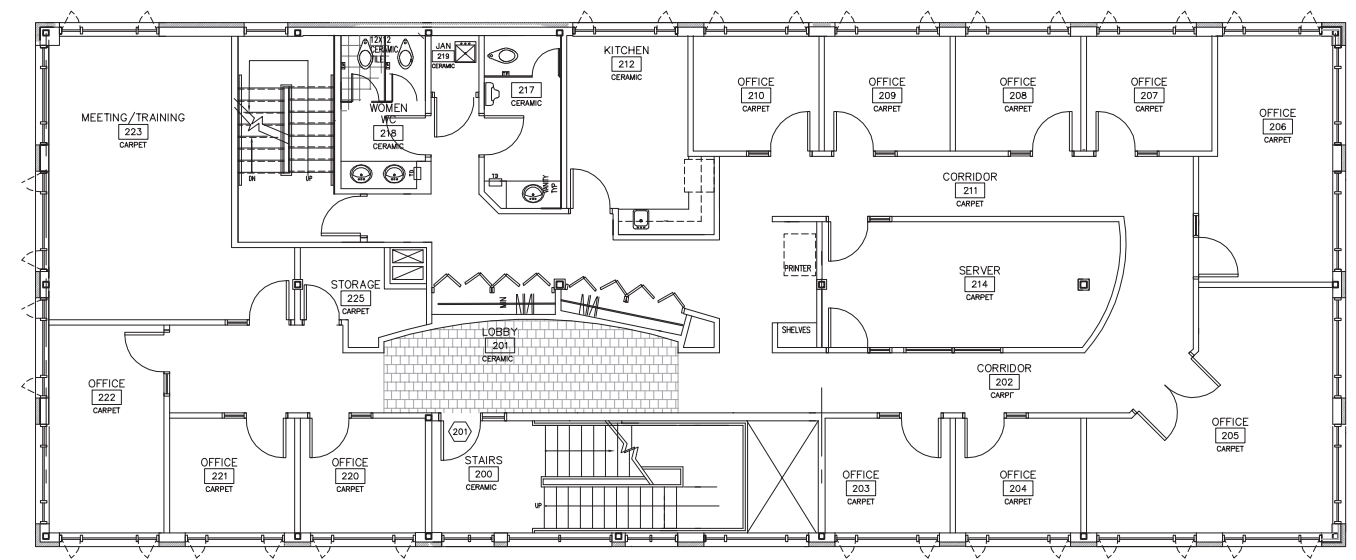
Dépenses <i>Expenses</i>	
Nettoyage et entretien <i>Cleaning & Maintenance</i>	8 400 \$
Assurance <i>Insurance</i>	5 172,6 \$
Impôts <i>Taxes</i>	62 424 \$
Paysage et déneigement <i>Landscaping & Snow removal</i>	5 520 \$
Utilités <i>Utilities</i>	19 800 \$
Autres <i>Other</i>	2 345,88 \$
Total	103 662,48 \$
Revenu <i>Revenue</i>	
Revenu brut potentiel <i>Potential gross revenue</i>	312 000 \$

Prix demandé | *Asking price*

3 000 000 \$

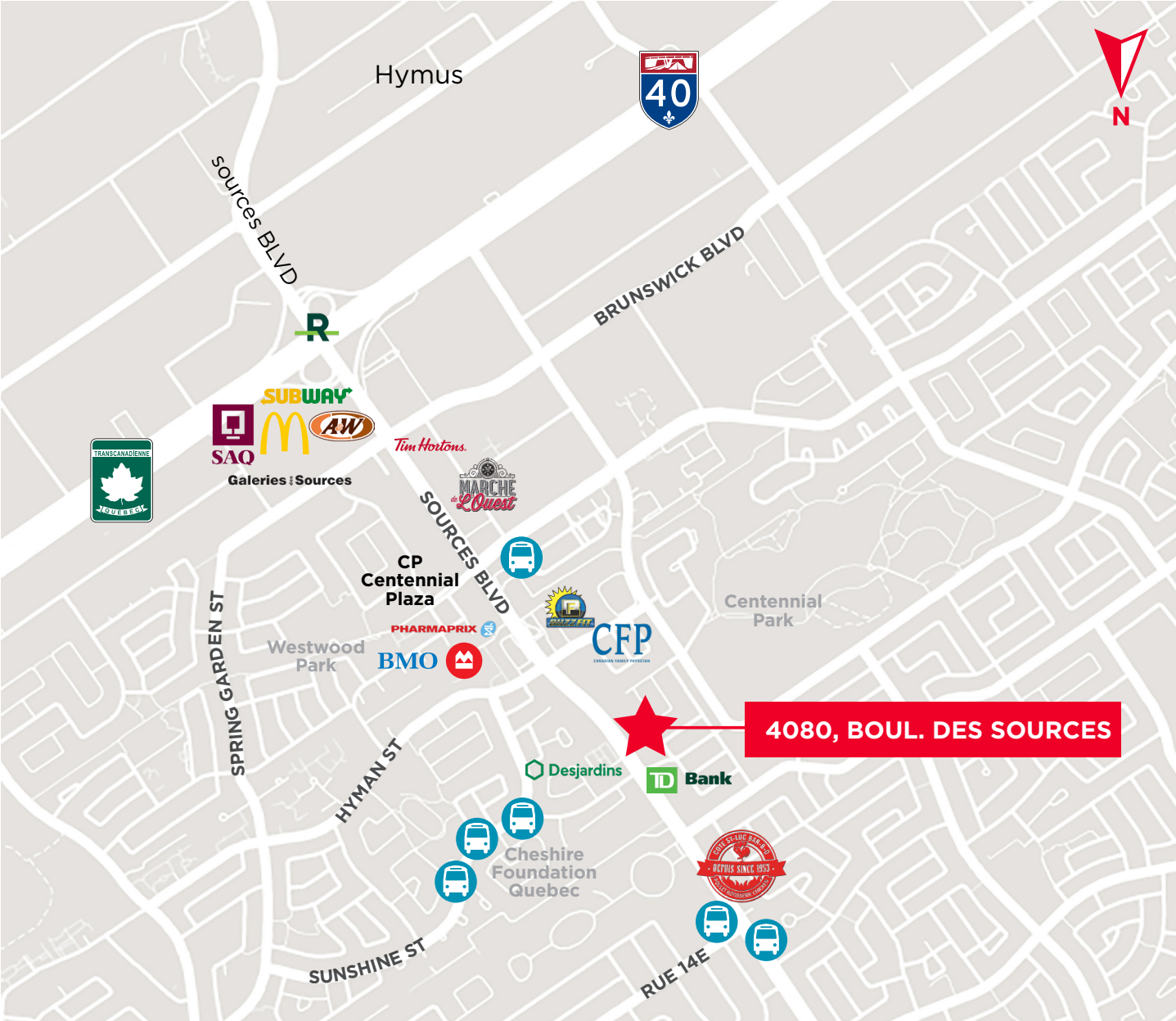


The floor plan shows two main areas, 101 and 102. Room 101 is on the right and contains six smaller rooms numbered 1 through 6. Room 102 is on the left and is a larger, open space. A red arrow points to the bottom boundary of room 102, indicating a specific location or feature.



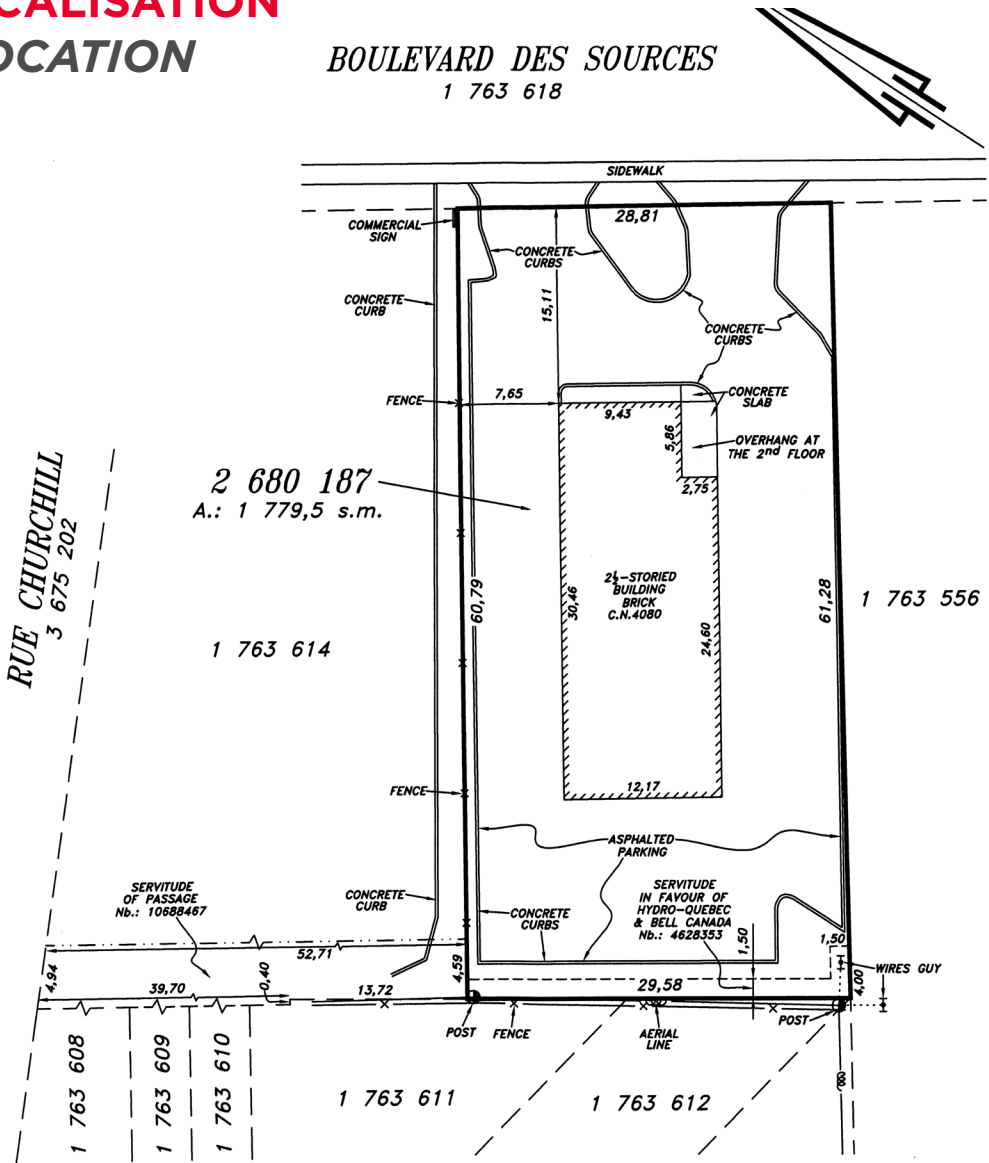
This architectural floor plan illustrates a building with a sloped roof, divided into several functional areas. On the left, a 'TYPICAL FLAT ROOF' section contains two 'COMPRESSOR' units. The central-left portion includes a 'KITCHEN 308' with a sink and stove, a 'BRIDGE' area, and a 'WC 309' with a toilet and sink. A 'LOUNGE 301' with a circular table and four chairs is situated in the center. To the right, a 'TRAINING ROOM 302' is equipped with four long tables and chairs. The plan also shows a 'STAIR SECTION' with 'CERAMIC TILE' and a 'CARPET' area. Various other labels like 'PAINTED CONCRETE', 'WC 300', and 'WC 301' indicate specific room functions and finishes. The building's exterior walls are shown with a hatched pattern, and the roof slope is indicated by a series of parallel lines.

EMPLACEMENT | MAP



CERTIFICAT DE LOCALISATION
CERTIFICATE OF LOCATION

BOULEVARD DES SOURCES
1 763 618



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