



Detailed property sheet

Industrial building | Land: 4923.7 m² • Building dimensions: 60.42 m x 51.96 m



520 RUE DE L'AVIATION

TROIS-RIVIÈRES, MAURICIE, G8T 5M3 | N° 15353661

\$1,988,000 + GST/QST

Description

Industrial building of 33,088 ft² offering direct access to the railway – a rarity on the market! Ceilings from 9'6" to 15'10" in the original section, and up to 19'6" in the enlargement. This enlarged part includes two loading docks and a ground door for maximum logistical flexibility. Recently carefully arranged offices, ready to welcome your team. Located in the Cape area, close to all services. An opportunity not to be missed

Property characteristics

Evaluation and taxes

Building: \$890,400
Land: \$354,500
Total: \$1,244,900

Municipal Taxes: \$36,996.00
School taxes: \$753.00
Total: \$37,749.00

Zonage

Industrial

Dimensions

Building area: 3074.4 m²
Building dimensions: 60.42 m x 51.96 m

Land: 4923.7 m²
Land dimensions: 70.1 m x 71.57 m



Hassan Chellah

Residential and Commercial Real Estate Broker

Via Capitale Expertise

Real Estate Agency
Bur. : 818-691-0000
Cell.: 819-698-4389



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Building and interior of the property

Heating system

Air circulation, Electric baseboard units

Heating energy

Electricity, Natural gas

Equipment available

Wall-mounted heat pump

Windows

PVC

Basement foundation

Concrete slab on the ground

Basement

No basement

Roofing

Elastomer membrane

Land and exterior of the property

Driveway

Asphalt

Water supply

Municipality

Foundation

Poured concrete

Proximity

Highway, Public transport

Siding

Steel, Aluminum,

Sewage system

Municipal sewer

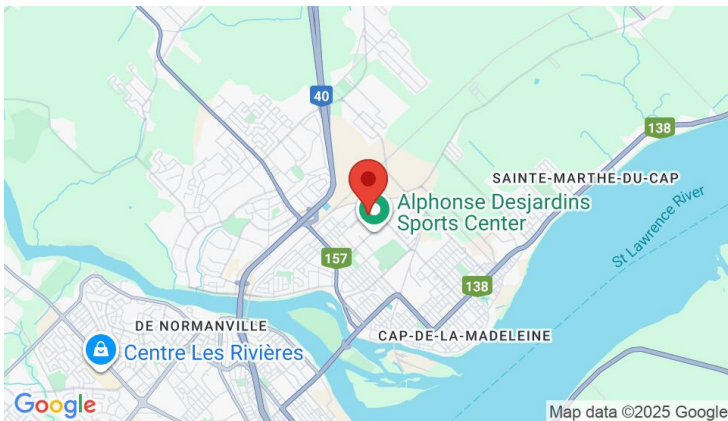
Inclusion

Compresseur, "Raking"

Exclusion

Équipements du propriétaire ainsi que tout articles électriques (transfo) permettant le fonctionnement des équipements

Far view



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Property photos



Aerial photo



Frontage



Parking



Other



Exterior



Shipping (door/dock)



Interior



Warehouse



Storage



Washroom



Office



Dining room



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Hallway



Aerial photo



Dining room



Other



Dining room



Office



Warehouse



Office



Office



Warehouse



Warehouse



Other



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