Mario Conte
Delivering the Impossible
P : 514 894 9400
E : mario@marioconte.com

Gatineau (Gatineau)-139, Boul. de l'Hôpital

$4,810,000

139, Boul. de l'Hôpital, Gatineau (Gatineau), J8T8A3

ULS : 15551090

VISITE DE LA PROPRIÉTÉ

Modern Commercial Property with Excellent Investment Potential! Commercial plaza of approximately 14,625 sq. ft., recently built, offering excellent visibility and strong income potential. The building includes five separate units, with one space currently available--perfect for a buyer looking to establish their own business. The other units are occupied by stable tenants, including Le Vélo Shop and a well-known local law firm. An exceptional opportunity for an investor or owner-occupant seeking a well-located and profitable property. Don't miss this chance!

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Financiers

Évaluation municipale	
Évaluation du terrain	$1,694,700.00
Évaluation du bâtiment	$1,247,000.00
Évaluation municipale	$2,941,700.00
Taxes	
Municipale	$118,472.00
École	$2,454.00
Total	$120,926.00

ADDENDA

Summary of Existing Lease Agreements
Tenant 1
Name: Duclos
Area (sq.ft): 3,843
Base rent: 17.00 $/pi²
Annual rent: 65,331.00 $
Recoveries: 8.50 $/pi²
Annual recoveries: 32,665.50 $
Term: 5 years
Expiry: 2029-08-31
Remarques / Notes: Frais récupérables ±8.53 $/pi² + T.I.N.R. estimée
Tenant 2
Name Duclos
Base rent: 17.00 $/pi²
Annual rent: 34,901.00 $
Recoveries: 8.50 $/pi²
Annual recoveries: 17,450.50 $
Term: 5 years
Expiry: 2029-08-31
Notes: ±8.53 $/pi² + T.I.N.R. estimated
Tenant 3
Name: Vélo La Shop
Area (sq.ft): 1,900
Base rent: 15.00 $/pi²
Annual rent: 28,500.00 $
Recoveries: 6.50 $/pi²
Annual recoveries: 12,350.00 $
Term: 5 years
Expiry: 2029-10-31
Notes: Frais récupérables ±8.53 $/pi² + T.I.N.R. estimated
Tenant 4
Name: Vélo La Shop
Area (sq.ft): 3,018
Base rent: 18.00 $/pi²
Annual rent: 54,324.00 $
Recoveries: 7.50 $/pi²
Annual recoveries: 22,635.00 $
Term: 5 years
Expiry: 2029-10-31
Notes: Frais récupérables ±8.53 $/pi² + T.I.N.R. estimated
Tenant 5
Name: Vacant
Area (sq.ft): 2,854
Base rent: --
Annual rent: --
Recoveries: 8.50 $/pi² (estimated)
Annual recoveries: 24,259.00 $
Term: --
Expiry: --
Notes: --
Totals
Total area: 13,668 pi²
Total annual rent: 183,056.00 $
Total recoveries: 113,989.50 $
Average contractual rent: ± 18.43 $/pi² (gross rate)
Vacancy rate: ± 20.88 %
The sale is made with no legal warranty , at buyer`s risks and perils . The closing notary will be chosen by the vendor , or if buyer`s notary signs electronically we can accommodate.
no compensation will be paid to the broker if, before the signing of the deed of sale, the owner of the property or a third party remedies the defaults, pays the amounts owed to the judgment creditor, or if the said creditor withdraws their judgment and there is no longer any need to proceed with the present sale under court supervision. the same applies if the seller is prevented from completing the sale due to an injunction, order, or judgment of a court, or if the owner surrenders their assets in accordance with the provisions of the bankruptcy and insolvency law.

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Commercial
Taille	

Superficie Habitable	13,668 PC

Caractéristiques du terrain et extérieur

Dimensions du terrain	214 ft x 226 ft
Superficie du terrain	48,420 SF

DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description

Caractéristiques

Approvisionnement en eau	Municipality
Système d'égout	Municipal sewer
Zonage	Commercial
Type d'entreprise / industrie	Service

INCLUSIONS & EXCLUSIONS

Inclusions	nil
Exclusions	all items belonging to occupants