



Mario Conte
Delivering the Impossible
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Gatineau (Gatineau)-139, Boul. de l'Hôpital

\$4,000,000



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 three spaces currently available--perfect for a buyer looking to establish their own business. The other two units are occupied by stable tenant, including 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 (VACANT-CLOSED)

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 (Vacant- CLOSED)

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: 00 \$

Total recoveries: 0 \$

Average contractual rent: ± 18.43 \$/pi² (gross rate)

Vacancy rate: ± %

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
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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