



Mario Conte
Delivering the Impossible
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Blainville-30, Rue Émilien-Marcoux, 100

\$1,225,000



30, Rue Émilien-Marcoux, Blainville, J7C0B5

ULS : 10353967

[VISITE DE LA PROPRIÉTÉ](#)

Stunning (vacant) industrial condo located in the Blainville highway park, between exits 25 and 28 of the Laurentian Autoroute (A-15). Offering approximately 4,250 sq ft, this space is configured with approximately 90% office space and 10% warehouse space spread over two floors. The modern design features glass walls, specialized lighting, and abundant natural light. It includes a full kitchen, a conference room, a large reception area, and an executive office with a private bathroom including a toilet and shower. Strategically located in the northern industrial sector, it's ideal for a company looking to stand out.

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Financiers

Évaluation municipale

Évaluation du terrain	\$186,600.00
Évaluation du bâtiment	\$692,400.00
Évaluation municipale	\$879,000.00

Taxes

Municipale	\$14,609.00
École	\$647.00
Total	\$15,256.00

Dépense annuelle

Frais de copropriété	\$6,321.00
Total	\$6,321.00

Énergie

Électricité	\$8,431.00
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ADDENDA

Immaculate industrial condo , beautiful offices and includes Ground level garage door . Immediate .
The sale is made without legal warranty, at the buyer's own risk;
The notary will be chosen by the seller; a 5% deposit made to the order of the law firm of paquette & associé, bailiffs in trust, must be transmitted within 24 hours of acceptance;
All documents required by the buyer are at the buyer's expense;

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Commercial
Taille	
Année de construction	2010
Superficie Habitable	4,250 PC
Toiture	Elastomer membrane

Caractéristiques du terrain et extérieur

Stat. (total)	Outdoor , 10
Cadastre - Parking (inclus dans le prix)	Driveway , 10

DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Caractéristiques				
Système de chauffage			Air circulation	
Énergie de chauffage			Electricity	
Approvisionnement en eau			Municipality	
Système d'égout			Municipal sewer	
Toiture			Elastomer membrane	
Zonage			Commercial , Industrial	
Sous-sol			No basement	

Allée	Asphalt
Fondation du sous-sol	Concrete slab on the ground

INCLUSIONS & EXCLUSIONS

Inclusions	None
Exclusions	Everything

