

# INVESTMENT OPPORTUNITY

SAINT-ALPHONSE-DE-GRANBY

207 des Alouettes Street



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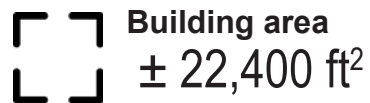
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# ABOUT

Building with industrial vocation 100% leased and in very good condition. Ideal for investors, building fully occupied with 3 long-term tenants.

Located in the municipality of Saint-Alphonse de Granby, it benefits from a direct access to Highway 10 (exit 68).



<b>Property Address</b>	207 des Alouettes Street
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<b>Asking Price</b>	<b>\$3,650,000</b>
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<b>Lot Number</b>	3 780 139
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<b>Zoning</b>	ICL-1 (Industrial, commercial)
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<b>Year of Construction</b>	2007
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<b>Expansion</b>	2009
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<b>Number of Floor</b>	1
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<b>Land Area</b>	100,029 ft <sup>2</sup>
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<b>Parking</b>	Ample, shared
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# PROPERTY OVERVIEW

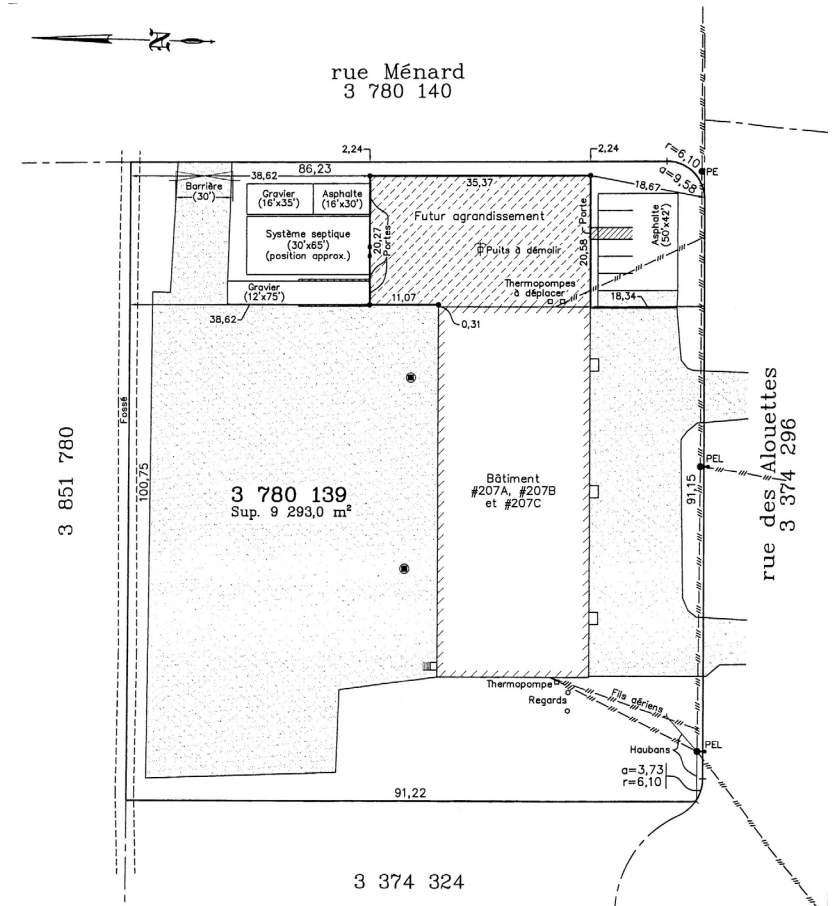
## Summary of leases

Tenants	Area	Term	Tenant since
ABF Freight System	8,350 ft <sup>2</sup>	January 2027	2007
SyrVet Canada	6,700 ft <sup>2</sup>	March 2027	2007
FedEx Canada	7,350 ft <sup>2</sup>	June 2025	2009
Net annual revenues (estimated 2023)	\$217,000		

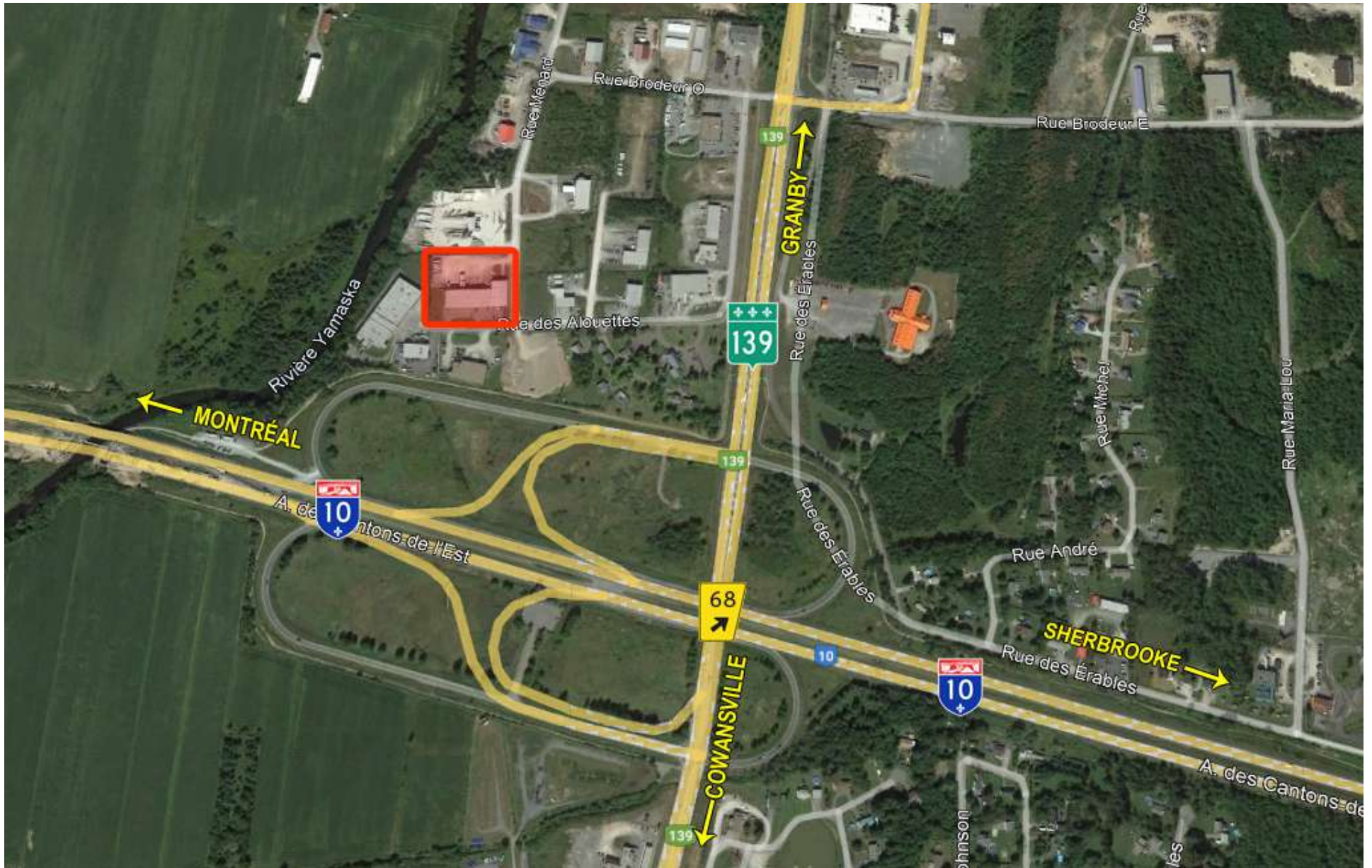
All renewal options under the leases have been exercised.

## Municipal Assessment

Total (2023-2025)	\$2,075,100
Land	\$271,800
Building	\$1,803,300



















# LOCATION





# FEATURES

 Construction 2007	 Expansion 2009	 Lot # 3 780 139	 Zoning Industrial and commercial
 Clear Height 20'	 Columns None	 A/C Partially warehouse / office	 Ventilation Air Heated
 Drive-in doors 3	 Loading docks 7	 Mezzanine Bearing structure	 Roof Steel
 Electricity 200 Amps	 Lighting Incandescent	 Artesian wells 3	 Outdoor storage Yes

Building with modular dividing walls, possibility of subdividing the space in accordance with square feet needs.  
Fenced and secured exterior courtyard allowing exterior storage (Zone ICL-1 - C4).



## A REAL ESTATE EXPERTISE THAT KEEPS ON GROWING

*INTERCOM is there to assist in the decision-making process by determining and evaluating the possible alternatives with the assistance of our professional and knowledgeable real estate brokers supported by a strong administrative team; that is why we exist.*



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