

FOR SALE

CARIGNAN

1499, Chambly Road

COMMERCIAL CONDO

2,870 ft²



Michel LABBÉ

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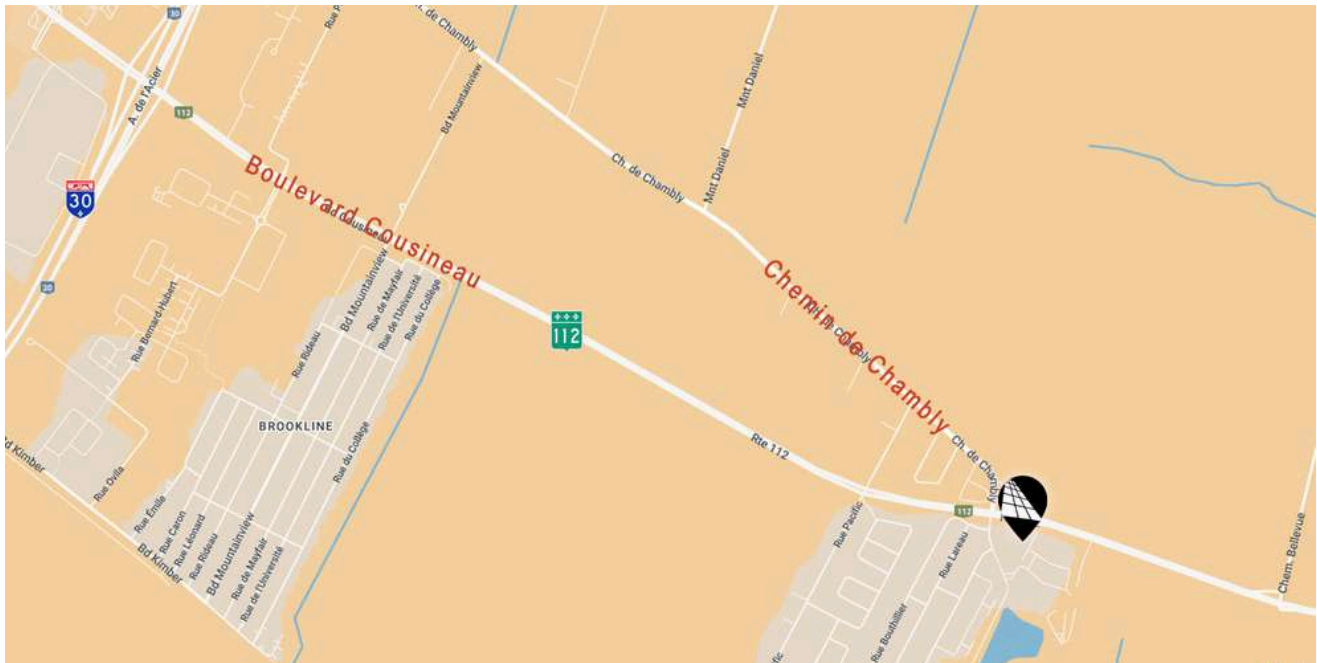
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HIGHLIGHTS

- Rare opportunity in the market, recent commercial condo for sale
- Ideal for investors and owner-occupiers, whether for retail or professional office use
- Located on a main road (route 112, chemin de Chambly)
- A tenant occupies a portion of the condo, for a surface area of 940 sq.ft.
- On the first floor of a residential building
- Large commercial window with private exterior door and (2) rear service doors
- Exterior signage available on building and pylon sign (\$)



LOCATION



Public Transit
380, 484, 680, 681



Main Roads
R112, A30, A10



Road Bridges
Samuel-de-Camplain Bridge (±15 km)
and Victoria Bridge(±19 km)

DEMOGRAPHY

(5km radius)



49,674 Residents



34,851 Daytime Active Population



18,696 Households



\$ 160,785 Average Household Income

Sitewise - Estimated 2024 Statistics



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GENERAL INFORMATION

Asking Price	\$1,149,000
Parking (shared)	62 stalls
Availability	Immediate

Condo fees (2 units)	\$924.36 / month
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Rental income (2025)

Net annual rent	\$21,176
Additional annual rent	\$9,369
Lease expiry date	December 31, 2028

AREA

(approximate)

2 units Total	2,870 ft ²
For rent	940 ft ²
Vacant	1,930 ft ²

ASSESSMENTS AND TAXES

(2 units)

Municipal assessment	\$776,000
Buildin	\$643,800
Land	\$134,000

Taxes Total	\$15,689.14
Municipal (2025)	\$15,174.25
School (2024-2025)	\$514.89



TECHNICAL POINTS



Construction
2017



Zoning
C-238



Lot #
5 782 725,
6 358 026 et
6 358 027



Interior improvements
2024

Nearby businesses



A/C
Central



familiprix



Heating
Electricity



Average annual daily flow
30,000 cars

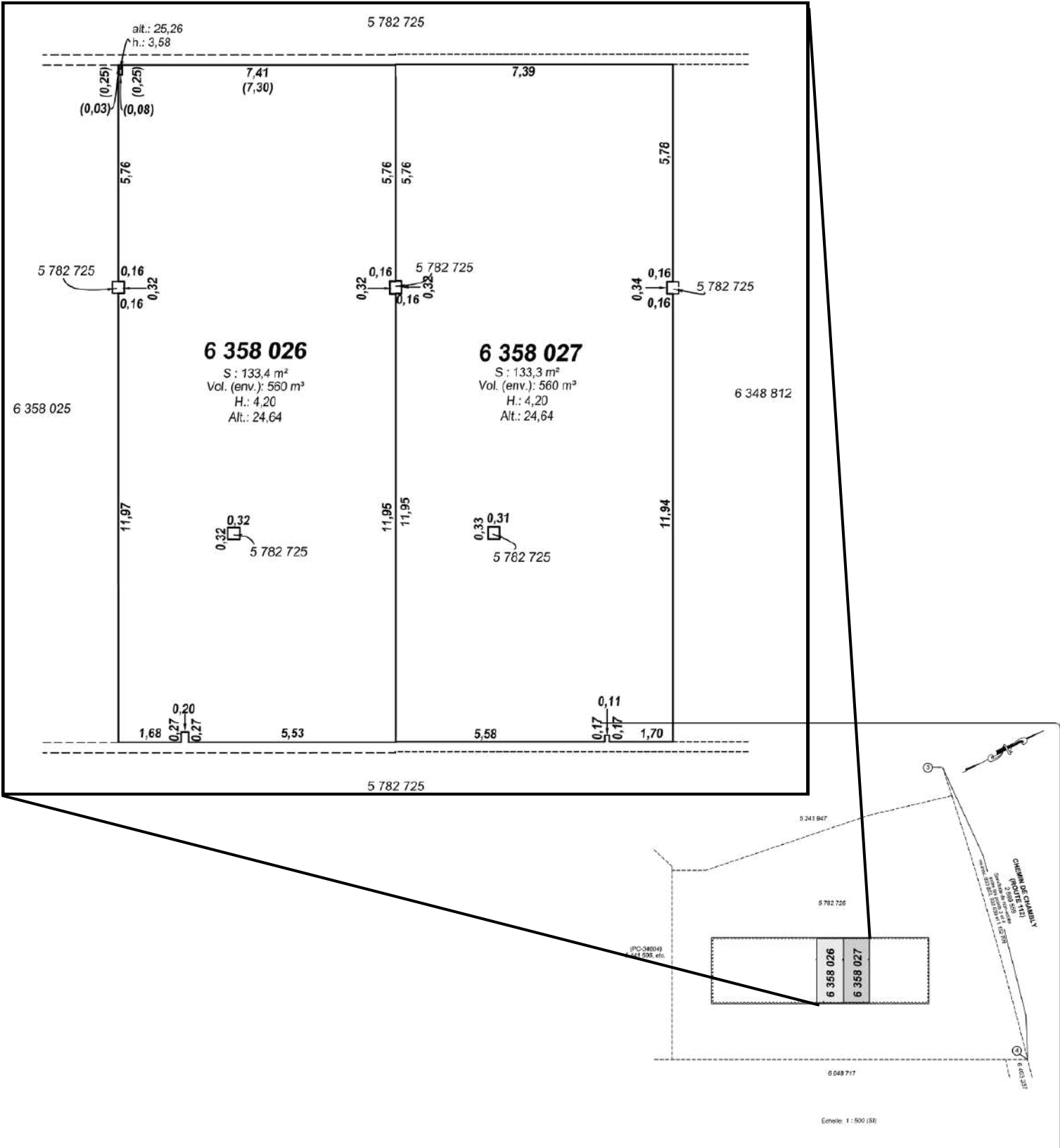


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PLAN



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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05 mai 2025