

# FOR SALE

## CARIGNAN

1499, Chambly Road

### COMMERCIAL CONDO

2,870 ft<sup>2</sup>



Michel LABBÉ

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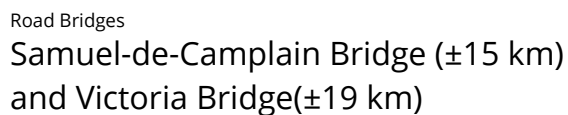
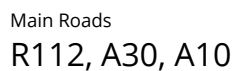
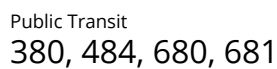


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10. *Journal of the American Medical Association*, 2000; 284: 2689-2695.

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## DEMOGRAPHY (5km radius)



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## GENERAL INFORMATION

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

<b>Condo fees</b> (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)

<b>2 units   Total</b>	2,870 ft <sup>2</sup>
For rent	940 ft <sup>2</sup>
Vacant	1,930 ft <sup>2</sup>

## ASSESSMENTS AND TAXES

(2 units)

<b>Municipal assessment</b>	<b>\$776,000</b>
Building	\$643,800
Land	\$134,000

<b>Taxes Total</b>	<b>\$15,689.14</b>
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

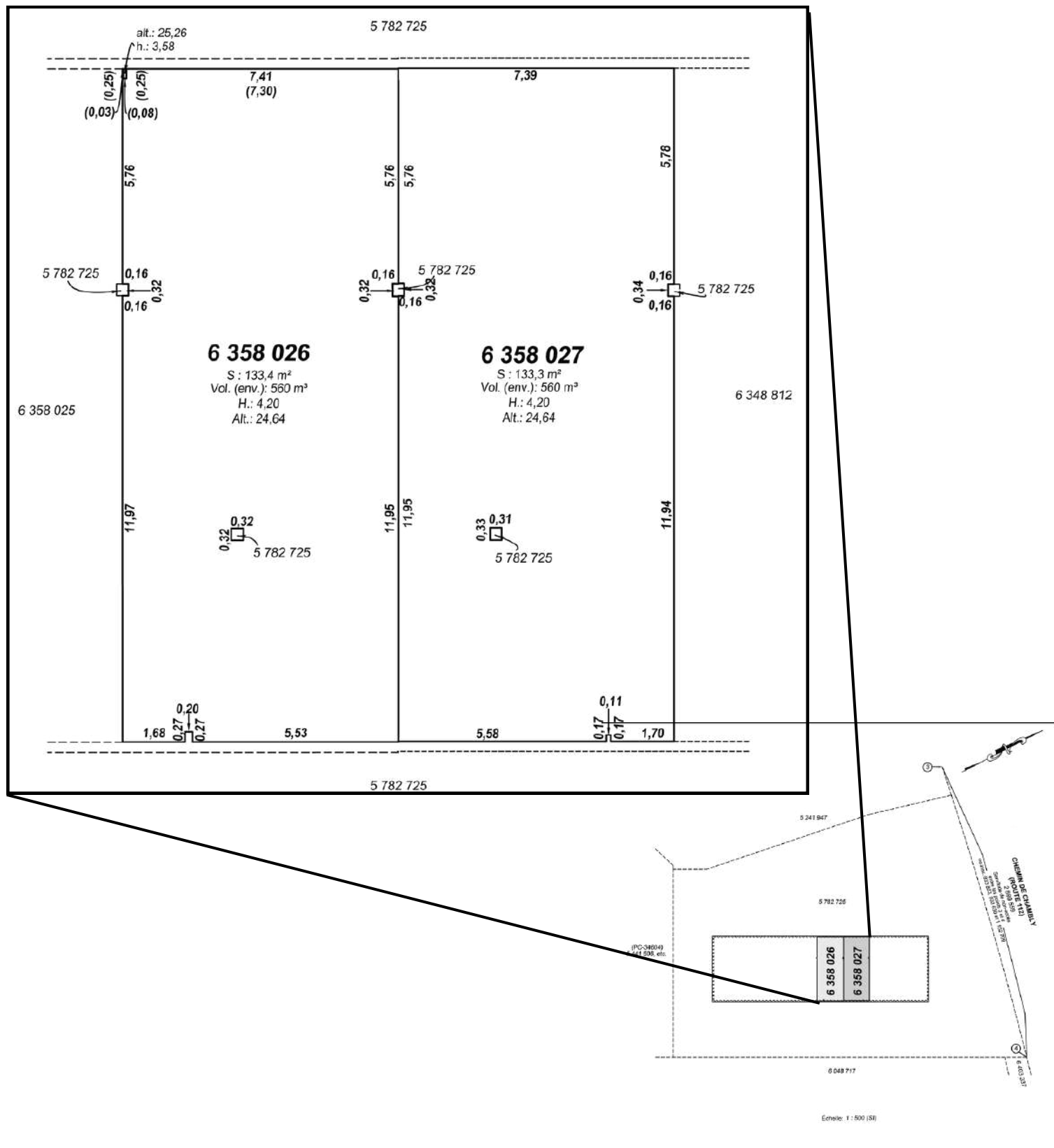


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## PLAN





## 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