

real estate agency



**COMMERCIAL BUILDING** 

# **145**, De Sherbrooke Street, Cowansville FOR SALE

## **Highlights**



Located in the new business hub of Cowansville



Located 1 hour from Montréal



Stable income guaranteed by existing leases



Close to multiple commercial



Display on the building and the pylon



Quality building



Building with an elevator



Large outdoor parking lot











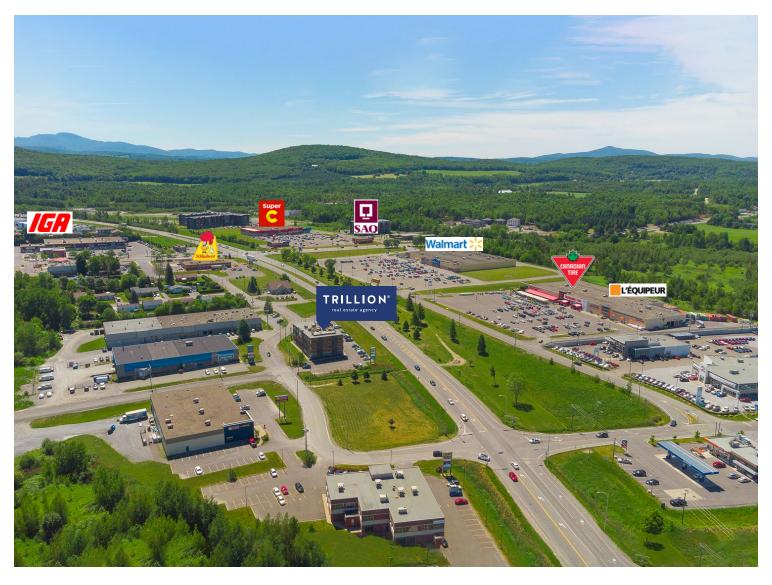
#### **Property summary**

Construction year	2012
Number of floors	3 + roof terrace
Elevator	1
Exterior parking	68 spots
Security	Access control system
Building type	Commercial and office
Rental area	19,368 sq.ft.

#### **Financial information**

Asking price	\$ 2,685,000 + GST/QST
Municipal evaluation	2022-2023-2024
Evaluation, land	\$ 195,800
Evaluation, building	\$ 1,147,000
Evaluation, total	\$ 1,343,000
Municipal taxes (2022)	\$ 32,573
School taxes (2022)	\$ 1,348
Taxes, total	\$ 33,921





In the heart of the new Cowansville business hub







## Location

The commercial building at 145 De Sherbrooke Street in Cowansville is strategically located in the new business hub, close to large stores such as Wal-Mart, Canadian Tire and Canac.

This location promises an attractive financial return, offering a unique opportunity to combine quality, profitability and strategic location.





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#### Contact us

**Courtage immobilier Trillion Inc.** 

215-655, promenade du Centropolis Laval (Québec) H7T 0A3

514.289.8222

agencetrillion.com