



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 services



Display on the building and the pylon



Quality building



Building with an elevator



Large outdoor parking lot



145, De Sherbrooke Street, Cowansville

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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



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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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