

# TRILLION<sup>®</sup>

real estate agency



100% LEASED COMMERCIAL BUILDING

**1991, Perigny Boulevard, Chambly**  
**FOR SALE**

[agencetrillion.com](http://agencetrillion.com)



# Highlights



Stable income guaranteed by long-term leases



Picturesque location next to the Canal-de-Chambly



100% leased building



Building in excellent condition



Plentiful windows



Easily accessible from highway 10



Building with an elevator



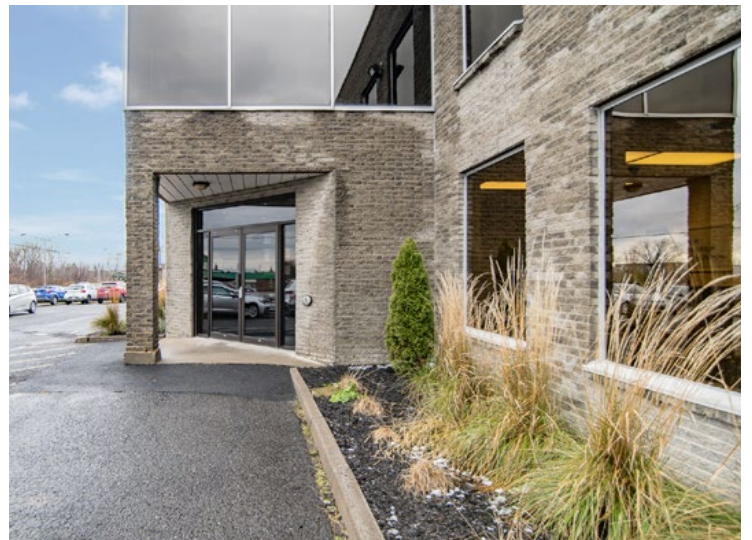
Ample outdoor parking



Dedicated space to install a sign



Close to multiple commercial services



1991, Perigny Boulevard, Chambly





## Property summary

Construction year	1987
Number of floors	2
Elevator	Yes
Zoning	Commercial
Use of property	Offices

## 100% leased spaces

Total area	21,607 sq.ft.
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## Financial informations

Asking price	\$ 3,600,000 + GST/QST
Income (2024)	\$ 443,230
Harmonized spending (2024)	\$ 159,960
Net revenue (2024)	\$ 292,270

Sale without legal warranty

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**Exceptional  
location**  
On the banks of  
the Chambly Canal  
at lock 5.

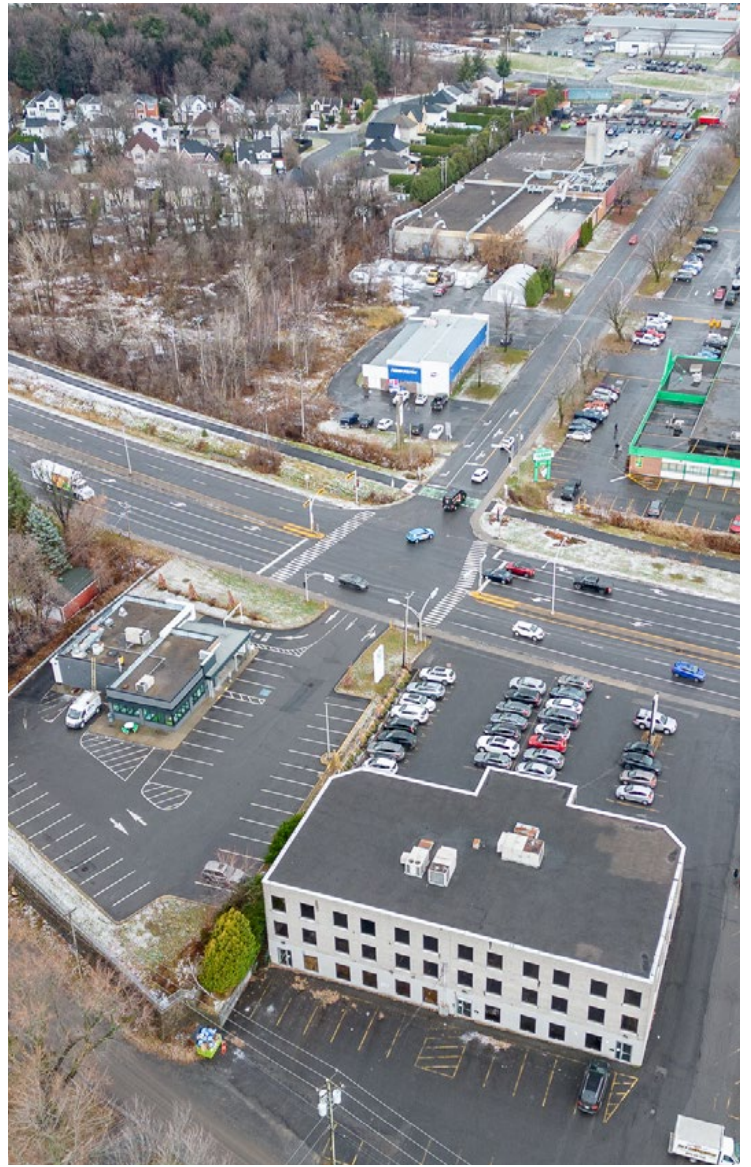
Prime location



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## Location



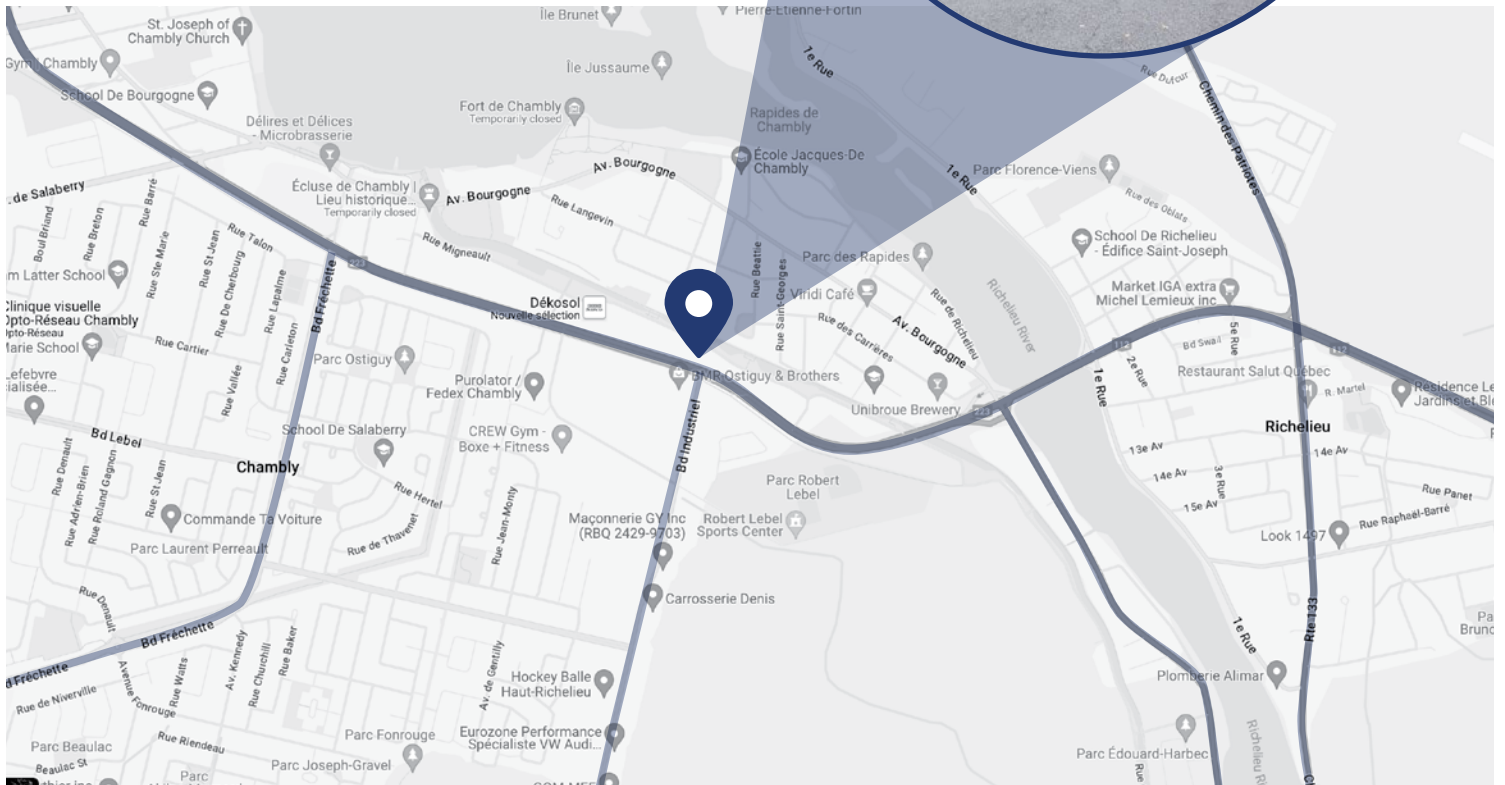
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# Location

Ideally located in the heart of a dynamic area, this location offers exceptional accessibility, in close proximity to main roads, essential services and centers of commercial activity.



In addition to being strategically located in the town of Chamby, this building is opposite lock 5 of the Chamby Canal, offering an exceptional surrounding setting.

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### FOR SALE

## Contact-us

Courtage immobilier Trillion Inc.

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

514.289.8222

[agencetrillion.com](http://agencetrillion.com)