

real estate agency



## 100% LEASED COMMERCIAL BUILDING

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

agencetrillion.com

## Highlights



Stable income guaranteed by long-term leases



100% leased building



Plentiful windows



Building with an elevator



Dedicated space to install a sign



Picturesque location next to the Canal-de-Chambly



Building in excellent condition



Easily accessible from highway 10



Ample outdoor parking



Close to multiple commercial services









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#### **Property summary**

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

## **Financial informations**

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

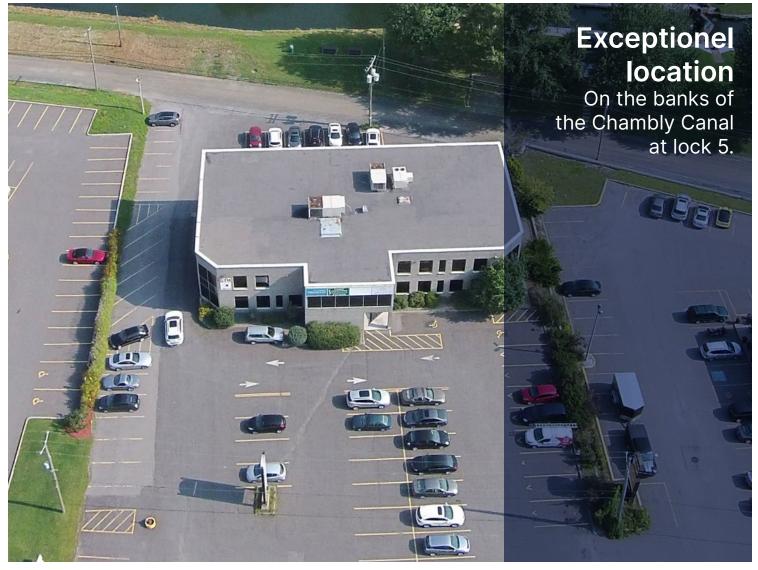
#### 100% leased spaces

Total area

21,607 sq.ft.



Sale without legal warranty



## Prime location







1991, Perigny Boulevard, Chambly







## 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. Île Brunet 💙 St. Joseph of Chambly Church ly 🔘 Île Jussaume 🚱 De Bourgogne Fort de Chambly Délires et Délices - Microbrasserie École Jac Bourge Écluse de Chamb Lieu historiqu School De Richelieu - Édifice Saint-Joseph Market IGA extra Dékosol linique visuelle Opto-Réseau Chambly G larie Schoo Ostiguy efebvr ialisée. Restaurant Salut Q iguy & Brothers Purolator / Ģ CREW Gym -Bd Lebel Richelieu Cham Parc Robert Maçonnerie GY Inc (RBQ 2429-9703) Robert Lebel Carrosserie Denis Hockey Balle 0 0 Parc Fonr Parc Joseph-Gravel ard-Har Inc St

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





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#### Contact-us

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