

FOR SALE

MAGNA

Les Services Immobiliers Magna - R.D. Inc.
Real Estate Agency

For more information, please contact :

FRANK BOMBA

Certified Real Estate Broker

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COMMERCIAL/INDUSTRIAL PROPERTY

7985 MARCO-POLO AVENUE
R.D.P., QUEBEC

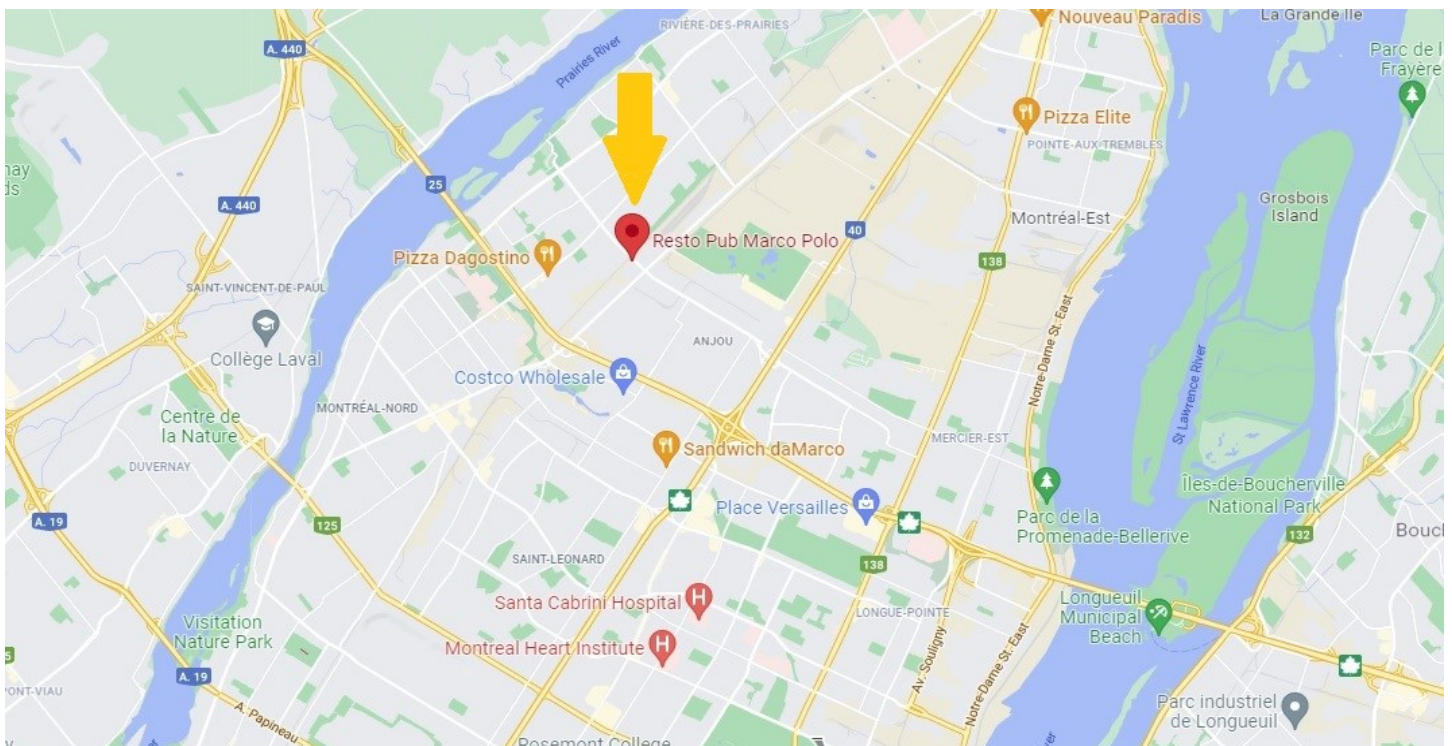


BUILDING AREA		6,559 sq.ft.
LAND AREA		53,460 sq.ft.
LOT NUMBER (CADASTRE DU QUÉBEC)		1 278 985
ZONING		I1, I2, C1, C2, C6 & C9
YEAR BUILT		1981
OCCUPANCY DATE		Immediately
FINANCIAL INFORMATION	Municipal Tax (2024)	\$ 30,788.15
	School Tax (2023-2024)	\$ 1,065.60
EVALUATION	Land	\$ 707,700.00
	Building	<u>\$ 578,400.00</u>
	Total	\$ 1,286,100.00
ASKING PRICE		\$ 2,995,000.00
HIGHLIGHTS	Excess Land for future expansion; Construction: Steel & Block Structure, Steel Deck Roof; Servitude with Hydro Quebec and Bell Canada (See Broker); Photos for illustration purposes only.	

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9840 Boulevard du Golf, Montreal, Quebec, Canada, H1J 2Y7 / www.magnagroup.ca

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