



Wei Liu, Certified Residential and Commercial Real Estate Broker AEO
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\$18.00 per year/sqft + GST/QST

2944 Boul. Taschereau, Longueuil (Greenfield Park), J4V 2G8

Centris No.

22067807 (Active)

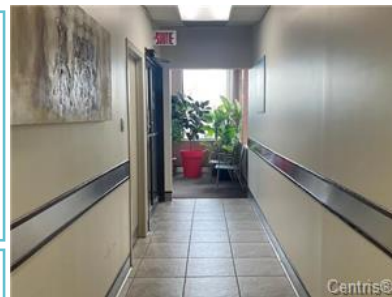
Seller's Declaration

No

Property Type	COM	Occupancy	15 days PP/PR Accepted
Style	Unit	Deed of Sale Signature	15 days PP/PR Accepted
Condominium Type		Lot Eval.	
Property Use	Com./Off.	Building Eval.	
Building Type	Detached	Mun. Taxes	
Year Built		School Taxes	
Unit or Building Size		Type of Business	
Lot Size		Zoning	Commercial
Lot Area	45,649.72 sqft		
Cert. of Location	No		



Use of space – Available area (Commercial)	400 sqft to 5,000 sqft
Annual Sales	
Total expenses before debt service (bulk)	
Total taxes and annual expenses	\$0



Inclusions

Exclusions



Sewage System	Municipality	Equip./Serv.	Elevator(s), Central air conditioning, Air exchange system, Escalator, Sprinkler system, Central heat pump
Water Supply	Municipality		
Foundation			
Dividing Floor	Concrete	Parkg (total)	
Loading Platform		Environmental Study	

Rare Opportunity! Office and Commercial Space for Rent on Taschereau Street in Longueuil, benefiting from high traffic visibility. Available from 400-6000 sq. ft. Multi services: possibility to accommodate several varieties of businesses.

PRIME LOCATION & UNIQUE OPPORTUNITY

The property is located on one of Longueuil's main commercial artery, which features heavy automobile traffic. Its corner location across from the Terrasses des Lilas strip mall ensures excellent visibility.

BUILDING FEATURES:

- Elevators;
- Spacious offices with an abundance of natural light;
- Hôpital Charles-Le Moyne, adjacent to highway 112 which generates high traffic

Source: WEI LIU, Certified Residential and Commercial Real Estate Broker AEO