

# COMMERCIAL FOR SALE

L'ÎLE-PERROT



ULS : 27240435

**170 - 218 GRAND BOULEVARD, L'ÎLE-PERROT,  
J7V 4X1**

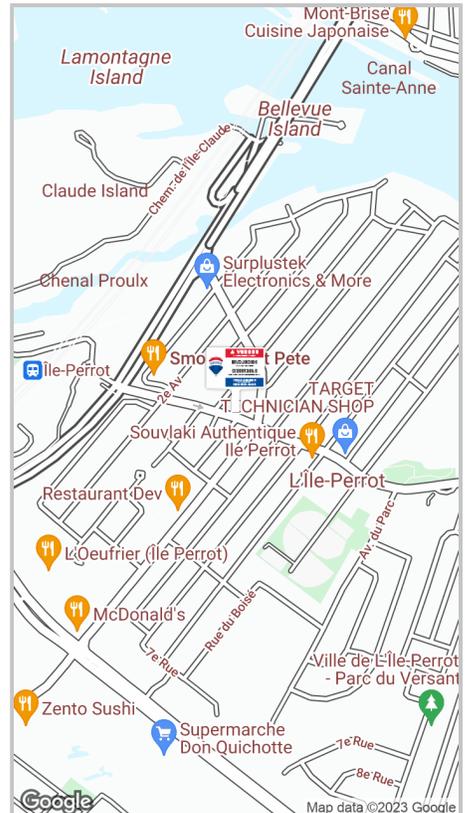
Ideal pour investisseur, revenue annuel 150300\$ avec un gros potentiel de l`augmenter Tres beau projet pour des gens d`affaires

**Complete information at the following address :**

[www.remax-quebec.com](http://www.remax-quebec.com), ULS: #27240435



NUMBER OF ROOMS : 0



**LYNDA DE MONTIGNY INC.**  
Real Estate Broker  
**RE/MAX ROYAL (JORDAN)**  
Ofc. : 514-453-1900  
Cell. : 514-497-1495



**NICOLAS HÉNAULT INC.**  
Real Estate Broker  
**RE/MAX ROYAL (JORDAN)**  
Ofc. : 450-455-5747  
Cell. : 514-661-5747

**\$1,900,000  
+GST/QST**



### ADDENDA

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None

### CHARACTERISTICS

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Sale without legal warranty of quality, at the buyer's risk and peril.

**Heating System**  
Electric baseboard units

**Heating Energy**  
Electricity

**Water Supply**  
Municipality

**Sewage System**  
Municipality

### BUILDING DETAILS AND PROPERTY INTERIOR

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**Size**  
120' X 54' Irregular

**Year built**  
Unknown

### LOT AND EXTERIOR FEATURES

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**Lot size**  
148' X 136' Irregular

**Driveway**  
Asphalt

**Parking (total)**  
Driveway : 30

**Proximity**  
Highway , Commuter train  
, Public transportation

**Zoning**  
Commercial

### FINANCIAL DETAILS

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#### ASSESSMENT (2023)

Lot assessment	\$410,900.00
Building assessment	\$536,800.00
<b>Municipal assessment</b>	<b>\$947,700.00</b>

#### TAXES

Municipal (2023)	\$25,122.00
School (2023)	\$860.00
<b>TOTAL</b>	<b>\$25,982.00</b>

### INCLUDED & EXCLUDED

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**Included**  
Not specified

**Excluded**  
Not specified