FOR SALE OR FOR LEASE

INDUSTRIAL PROPERTY

7900-7920 MARCO-POLO STREET
R.D.P., QUEBEC

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

For more information, please contact :

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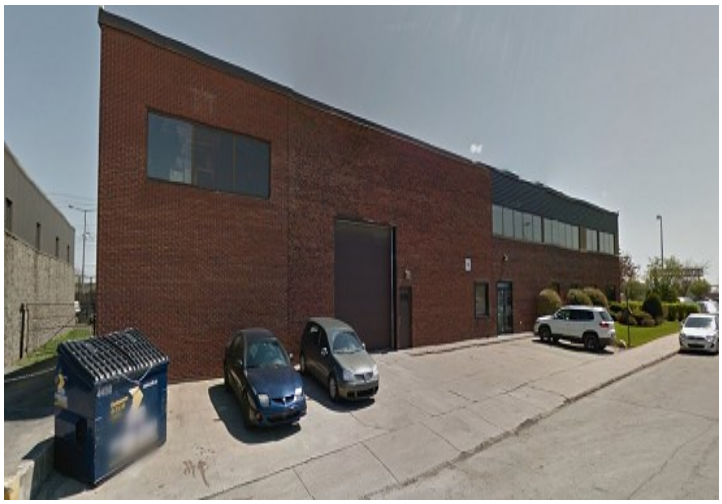

TOTAL BUILDING AREA	21,429 sq.ft.
OFFICE AREA (GROUND FLOOR)	5,514 sq.ft.
OFFICE AREA (MEZZANINE)	7,388 sq.ft.
GROUND FLOOR (WAREHOUSE)	6,501 sq.ft.
WAREHOUSE (MEZZANINE)	2,026 sq.ft.
LAND AREA	29,867 sq.ft.
LOT NUMBER (CADASTRE DU QUÉBEC)	1 278 974
ZONING	I1, I2, I6, C1, C2 & C4
YEAR BUILT	1982

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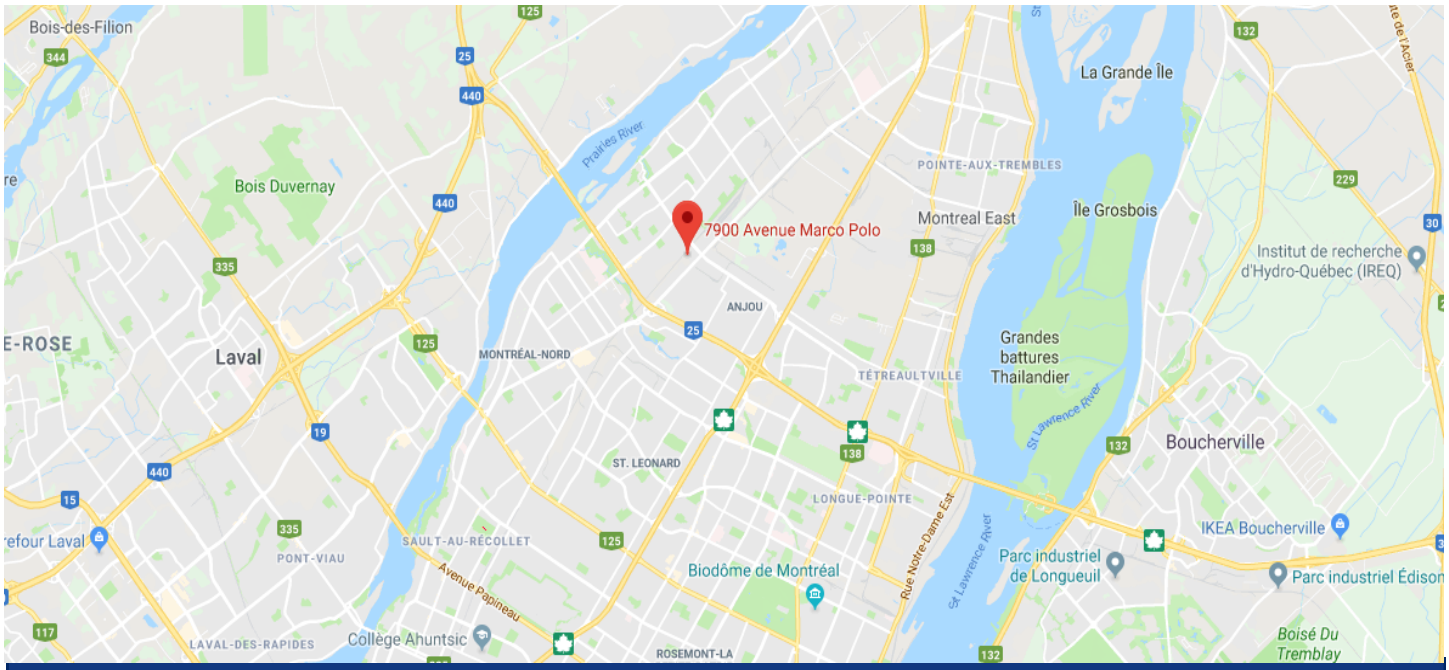

HIGHLIGHTS

- Clear Height : 22';
- Construction: Steel Structure, Steel Deck Roof with Block & Brick Perimeter Walls ;
- 2 Drive-in Doors,
- Roof redone: Approximately 10 years ago;
- Electrical Entry: 600V / 400A
- Unheated attached structure of approx. 6,000 sq. ft.

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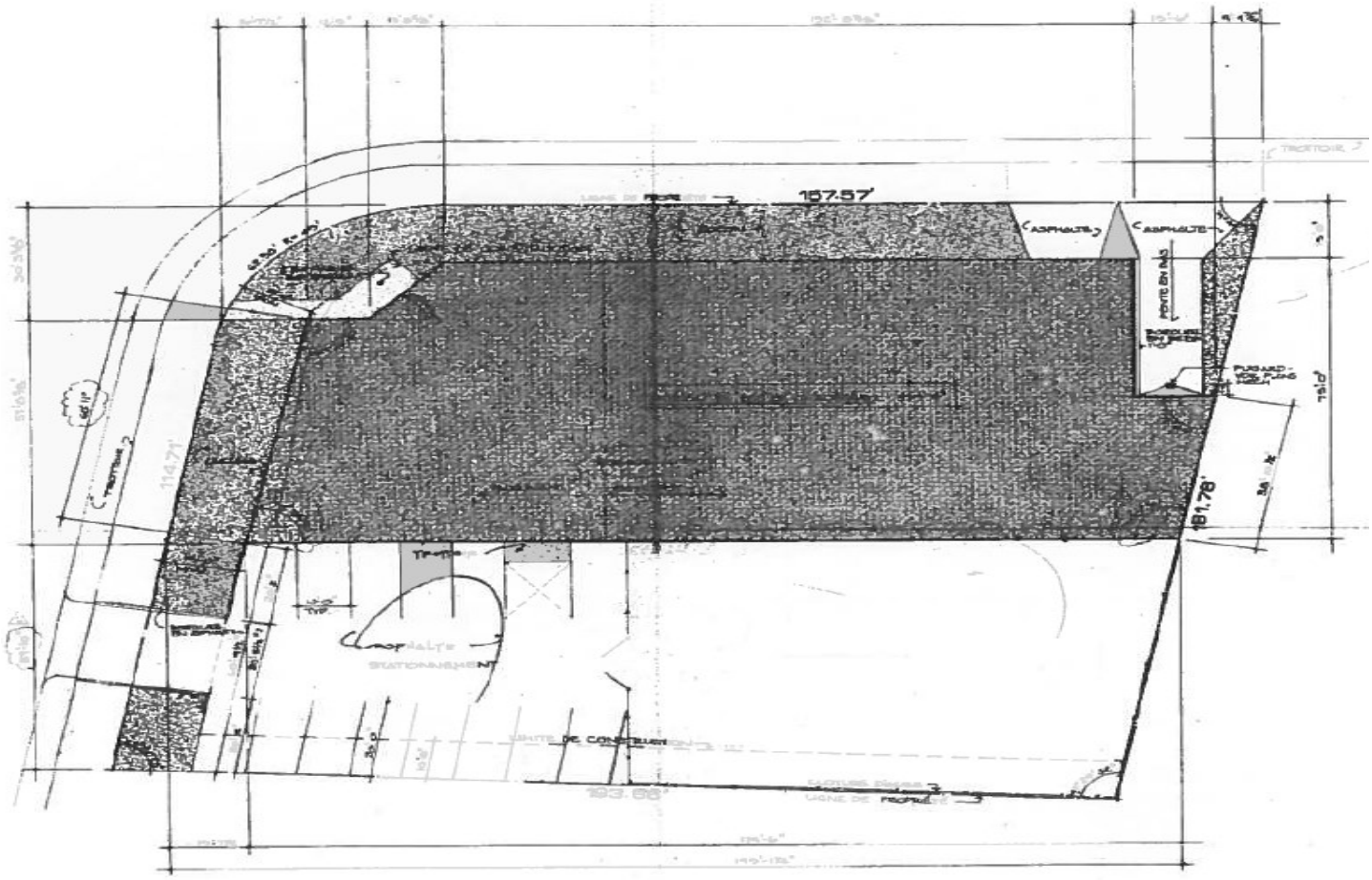

ASKING PRICE (SALE):	$ 1,950,000.00
ASKING PRICE (RENTAL):	$ 7.25/sq.ft. NET NET
OPERATING EXPENSES:	$ 2.95/pi.ca. (Estimated 2019)

FINANCIAL INFORMATION

♦ Municipal Taxes (2019):	$ 43,899.91
♦ School Taxes (2019-2020):	$ 1,807.21

MUNICIPAL ASSESSMENT

♦ Land:	$ 179,200.00
♦ Building:	$ 1,047,800.00
♦ Total:	$ 1,227,000.00

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