

**FOR SALE**

# INVESTMENT PROPERTY

1100 to 1150 CURE-LABELLE BOULEVARD  
LAVAL, QC

**MAGNA**

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

For more informations, contact

**FRANK BOMBA**

Certified Real Estate Broker

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TOTAL AREA	Two Storey Commercial	Approx. 38,064 sq.ft.
TOTAL LAND AREA		Approx. 54,390 sq.ft.
YEAR BUILT		1980
SPRINKLERS		Yes
NUMBER OF TENANTS		29
REMARKS	Improvements includes roof, HVAC system	
MUNICIPAL ASSESSMENT	Land	\$ 898,500.00
	Building	\$ <u>2,707,000.00</u>
	Total	\$ 3,605,500.00
MUNICIPAL TAXES (2019)		\$ 124,734.20
SCHOOL TAXES (2019)		\$ 4,631.00
SALE PRICE		5 500 000,00 \$



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