

INVESTMENT OPPORTUNITY

FOR SALE

COMMERCIAL/INDUSTRIAL PROPERTY
7825-7829 HENRI-BOURASSA BOULEVARD
R.D.P., QUEBEC

MAGNA

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

For more information, please contact :

ANTONIO PANZERA
Real Estate Broker

tony@magnagroup.ca

T. 514.353.6944
C. 514.884.6163



TOTAL MAIN BUILDING AREA	46,272 sq.ft.
OFFICE AREA (GROUND FLOOR)	14,748 sq.ft.
OFFICE AREA (MEZZANINE)	14,008 sq.ft.
WAREHOUSE (GROUND FLOOR)	15,745 sq.ft.
WAREHOUSE (MEZZANINE)	1,771 sq.ft.
ROOF COVERED UNHEATED SHIPPING AREA	5,000 sq.ft.
2 nd BUILDING (DETACHED HEATED WAREHOUSE)	5,000 sq.ft.
LAND AREA	235,078 sq.ft.
LOT NUMBERS (CADASTRE DU QUÉBEC)	1 278 964 & 1 278 966
ZONING	11, 12, 16, C1, C2 & C4
YEAR BUILT	2007

INVESTMENT HIGHLIGHTS

- ◆ EXCESS LAND FOR FUTURE EXPANSION;
- ◆ NET NET LEASE ENDING JULY 31st, 2027 WITH SINGLE AAA TENANT ;
- ◆ ANNUAL NET NET RENTAL INCREASES;
- ◆ ATTRACTIVE LEASE GUARANTEES;
- ◆ IN PROXIMITY OF PUBLIC TRANSPORTATION;
- ◆ HIGH VISIBILITY ON ONE OF THE LARGEST «EAST/WEST» BOULEVARDS SITUATED IN THE NORTH PART OF MONTREAL;
- ◆ IN PROXIMITY OF AUTOROUTES 25 AND 40.

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PROPERTY HIGHLIGHTS

- ◆ Clear Height : 24' - 8";
- ◆ Construction: Steel Structure, Steel Deck Roof with Block & Brick Perimeter Walls ;
- ◆ Fully Sprinklered Building ;
- ◆ See Broker for current Rent Roll;
- ◆ 2 Truck Levels, 3 Drive-in Doors;
- ◆ Electrical Entry: 600V / 600A .

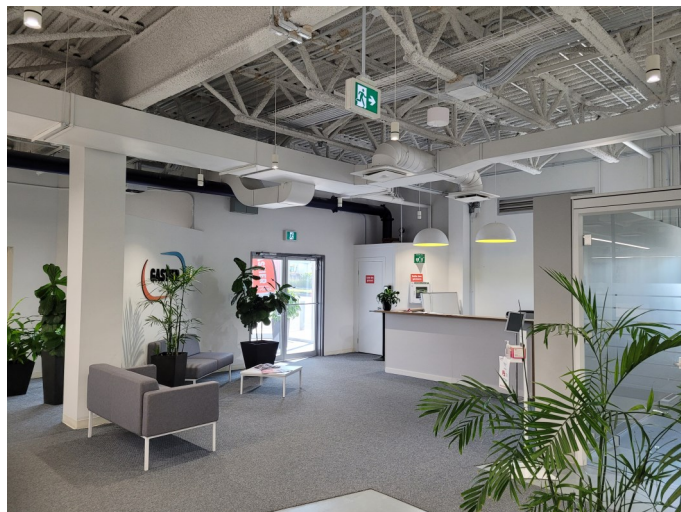
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9840 Boulevard du Golf, Montreal, Quebec, Canada, H1J 2Y7 / www.magnagroup.ca

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ASKING PRICE:

FINANCIAL INFORMATION:

Contact Broker

- ◆ Municipal Taxes (2023): \$ 206,096.71
- ◆ School Taxes (2023-2024): \$ 5,975.84

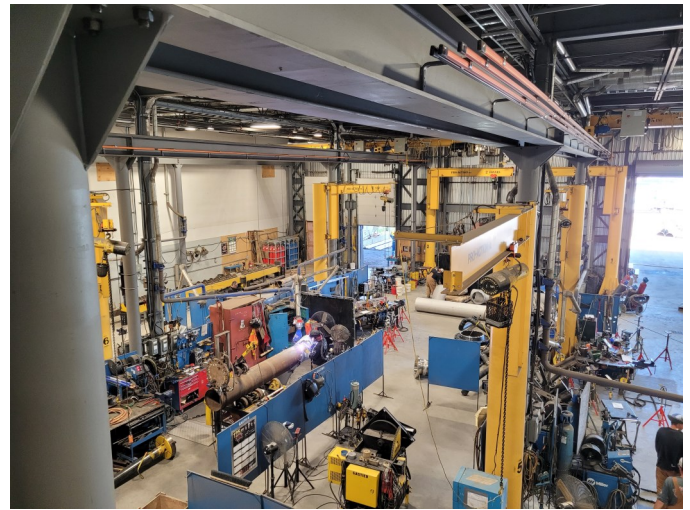


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