

FOR SALE

INVESTMENT OPPORTUNITY

8260 - 8350 PARKWAY BOULEVARD
ANJOU, QUEBEC

MAGNA

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

For more information, contact :

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MULTI-TENANT INDUSTRIAL PROPERTY FOR SALE



TOTAL BUILDING AREA	33,875 sq.ft.
OFFICE AREA	5,080 sq.ft.
WAREHOUSE AREA	28,795 sq.ft.
LAND AREA	64,703 sq.ft.
LOT NUMBER (CADASTER OF QUÉBEC)	1 005 908.
SHIPPING DOORS	8 x Loading Docks 1 x Drive-In
ZONING	I-215
CLEAR HEIGHT	14' - 17'8"
YEAR BUILT	1969 with extension in 2000

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Les Services Immobiliers Magna - R.D. Inc.
 Real Estate Agency
 9840 Boulevard du Golf
 Montreal, Quebec
 Canada, H1J 2Y7
 www.magnagroup.ca

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FINANCIAL INFORMATION

ASKING PRICE (SALE): Contact Broker

GROSS REVENUE: \$ 300,913.71

OPERATING EXPENSES: (ESTIMATED 2021) \$ 120,463.27

NET REVENUE: \$ 180,450.44

MUNICIPAL TAX (2021): \$ 50,723.08

SCHOOL TAX : \$ 1,611.92

MUNICIPAL ASSESSMENT 2020

- ◆ Land: \$ 661,200.00
- ◆ Building: \$ 941,700.00
- ◆ Total: \$ 1,602,900.00

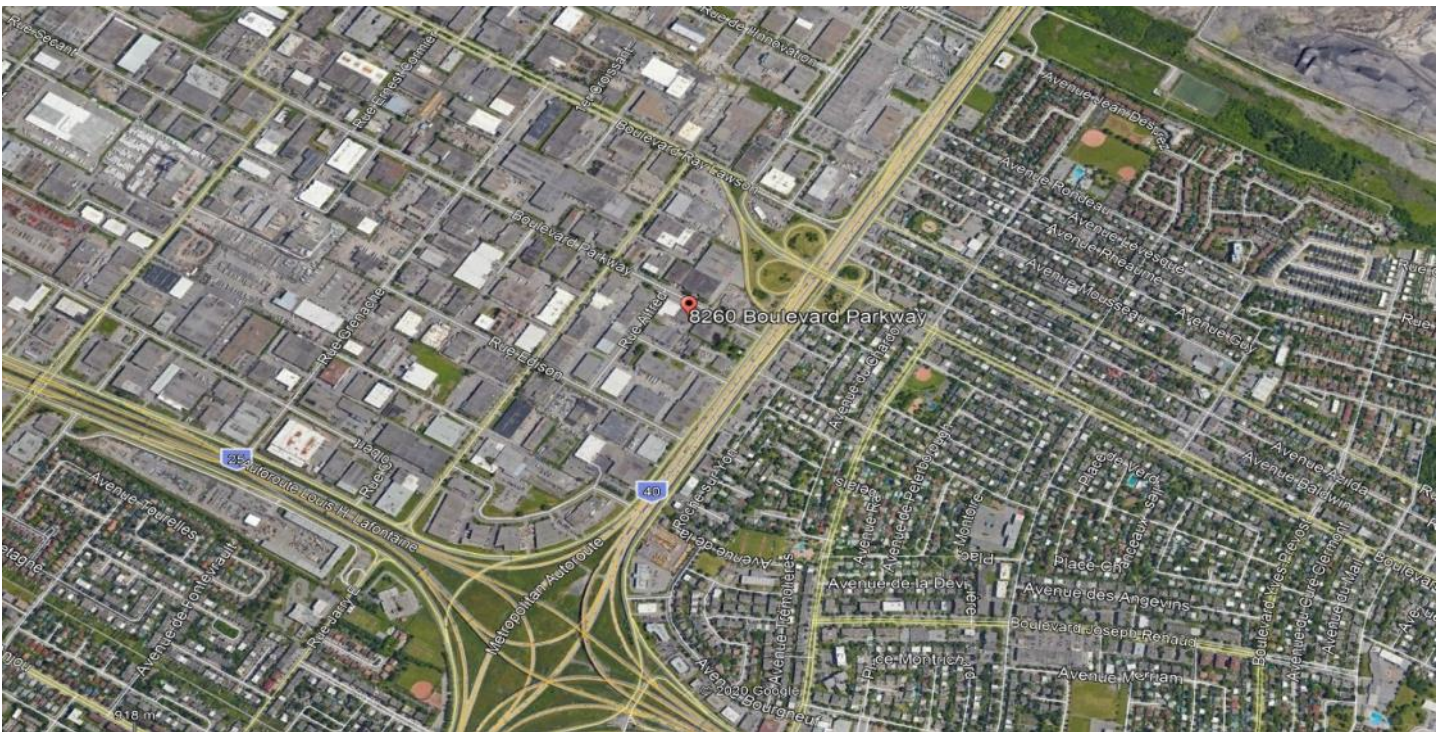
COMMENTS:

Located in the Anjou Industrial park, easily accessible, situated in close proximity to intersection of autoroutes 40 and 25;
 Close access to public transportation; Building is currently fully rented.



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