

**FOR SALE**

**COMMERCIAL/INDUSTRIAL PROPERTY**

7985 MARCO-POLO AVENUE  
R.D.P., QUEBEC

**MAGNA**

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

For more information, please contact :

**FRANK BOMBA**  
Certified Real Estate Broker

[fb@magnagroup.ca](mailto:fb@magnagroup.ca)

T. 514.353.6944

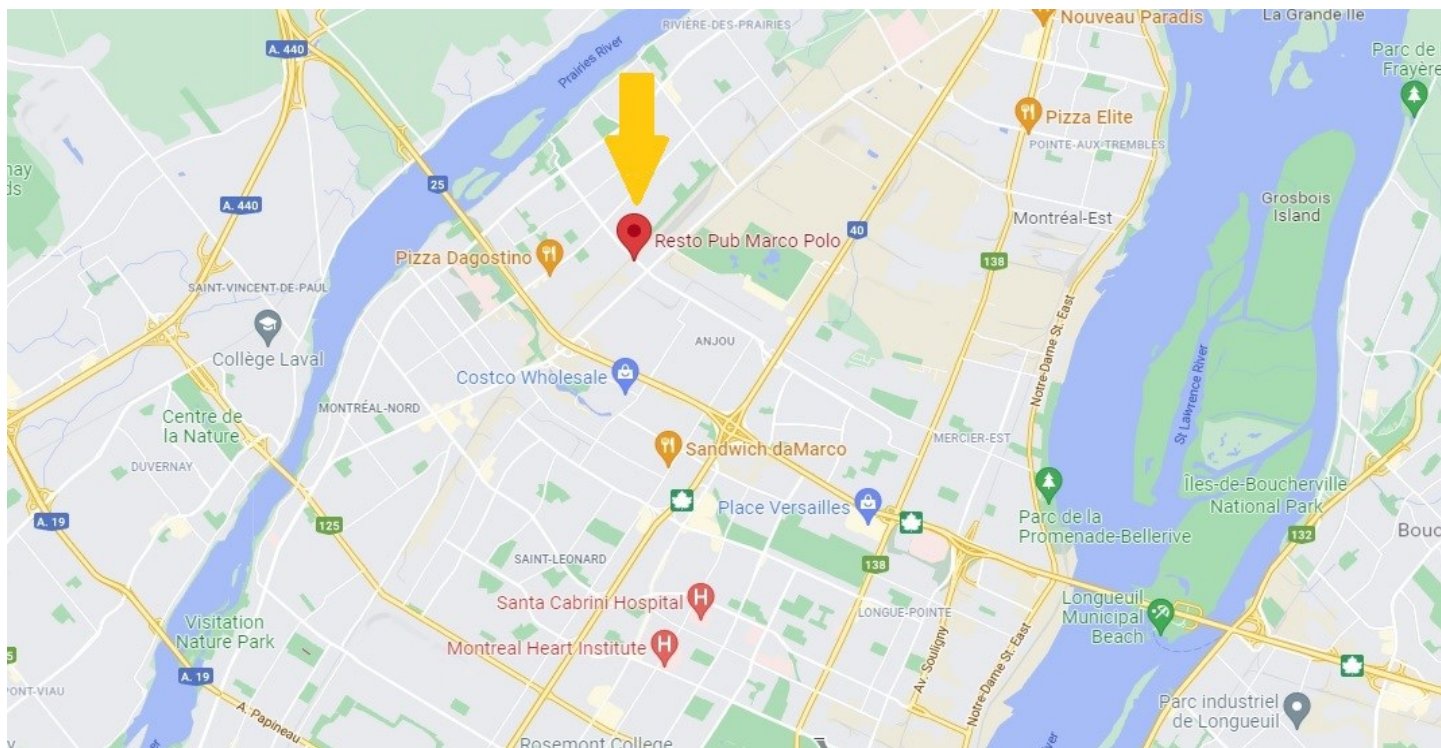


BUILDING AREA		6,559 sq.ft.
LAND AREA		53,460 sq.ft.
LOT NUMBER (CADASTRE DU QUÉBEC)		1 278 985
ZONING		I1, I2, C1, C2, C6 & C9
YEAR BUILT		1981
OCCUPANCY DATE		Immediately
FINANCIAL INFORMATION	Municipal Tax (2025)	\$ 36,146.00
	School Tax (2024-2025)	\$ 1,078.00
EVALUATION	Land	\$ 707,700.00
	Building	<u>\$ 578,400.00</u>
	Total	\$ 1,286,100.00
ASKING PRICE		<b>\$ 2,995,000.00</b>
HIGHLIGHTS		Excess Land for future expansion; Construction: Steel & Block Structure, Steel Deck Roof; Servitude with Hydro Quebec and Bell Canada (See Broker); Photos for illustration purposes only.

FOR SALE

COMMERCIAL/INDUSTRIAL PROPERTY

7985 MARCO-POLO AVENUE  
R.D.P., QUEBEC



**MAGNA**

Les Services Immobiliers Magna - R.D. Inc. Real Estate Agency  
9840 Boulevard du Golf, Montreal, Quebec, Canada, H1J 2Y7 / [www.magnagroup.ca](http://www.magnagroup.ca)

© Les Services Immobiliers Magna—R.D. Inc. 2025. All rights reserved. All information contained herein was obtained from sources deemed reliable, but for which we assume no liability or guarantee regarding the accuracy of said information.

FOR SALE

COMMERCIAL/INDUSTRIAL PROPERTY

7985 MARCO-POLO AVENUE  
R.D.P., QUEBEC



**MAGNA**

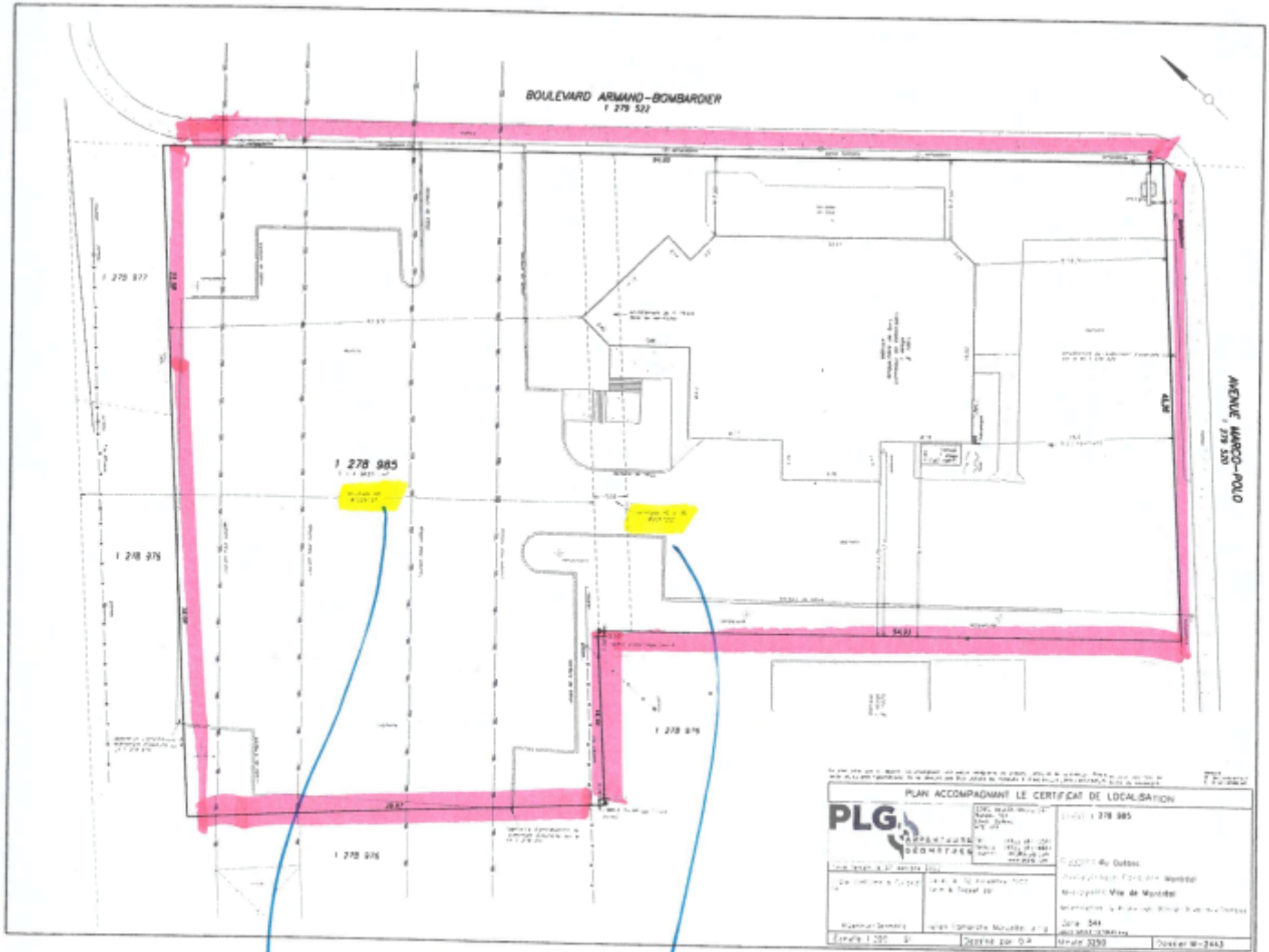
Les Services Immobiliers Magna - R.D. Inc.. Real Estate Agency  
9840 Boulevard du Golf, Montreal, Quebec, Canada, H1J 2Y7 / [www.magnagroup.ca](http://www.magnagroup.ca)

© Les Services Immobiliers Magna—R.D. Inc. 2025. All rights reserved. All information contained herein was obtained from sources deemed reliable, but for which we assume no liability or guarantee regarding the accuracy of said information.

FOR SALE

COMMERCIAL/INDUSTRIAL PROPERTY

7985 MARCO-POLO AVENUE  
R.D.P., QUEBEC



1226037

2291052

MAGNA

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