

FOR SALE

INDUSTRIAL PROPERTY

8191-8195 DU CHAMP D'EAU STREET
SAINT-LÉONARD, QUEBEC

MAGNA

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

For more informations, contact

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TOTAL BUILDING AREA		8,419 sq.ft.
TOTAL LAND AREA		16,097 sq.ft.
YEAR BUILT		1977
CLEAR HEIGHT		18'
SHIPPING DOORS		1 x Drive-in (12' x 14') 1 x Drive-in (14' x 14')
ZONAGE		I-1, C3 & C4
ELECTRICAL ENTRANCE		347/600
MUNICIPAL ASSESSMENT	Land	\$ 367,900.00
	Building	\$ <u>514,900.00</u>
	Total	\$ 882,800.00
MUNICIPAL TAXES (2024)		\$ 21,445.23
SCHOOL TAXES (2024-2025)		\$ 715.00
REMARKS		8191 redone in 2019 8195 redone in 2011
LEASES		Expiry December 31 st , 2026
SALE PRICE		1 425 000,00 \$