

# 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

**FRANK BOMBA**

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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	\$ 239,100.00
	Building	\$ <u>411,900.00</u>
	Total	\$ 651,000.00
MUNICIPAL TAXES (2022)		\$ 17,886.23
SCHOOL TAXES (2022)		\$ 639.01
REMARKS		8191 redone in 2019 8195 redone in 2011
LEASES		Expiry December 2023
SALE PRICE		1 850 000,00 \$