

FOR LEASE

FLEX SPACE

9305 DU PARCOURS STREET & 9600-9630 DU GOLF BOULEVARD
ANJOU, QUEBEC

MAGNA

For more information, contact :

T. 514.353.6944

RAFFAELE DI LILLO
Certified Real Estate Broker AEO
rdl@magnagroup.ca

JOSEPH DI LILLO
Certified Real Estate Broker AEO
jdl@magnagroup.ca

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



OFFICE AREA (MEZZANINE)	13,522 sq.ft.
OFFICE AREA (GROUND FLOOR)	3,712 sq.ft.
WAREHOUSE AREA	487 sq.ft.
TOTAL AREA	17,721 sq.ft.
RENTAL PRICE	See Broker
OPERATING EXPENSES	\$ 5.48/sq.ft. (Estimated 2023)
HVAC & ELECTRICITY	\$ 3.13/sq.ft. (Estimated 2023)
SHIPPING DOOR	1 Drive-in Door
OCCUPANCY DATE	Immediately

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REMARKS

- Includes Elevator;
- Warehouse area can be expanded;
- Fronting Golf Metropolitan Anjou;
- Some office work-stations and furniture available;
- Space is sprinklered.

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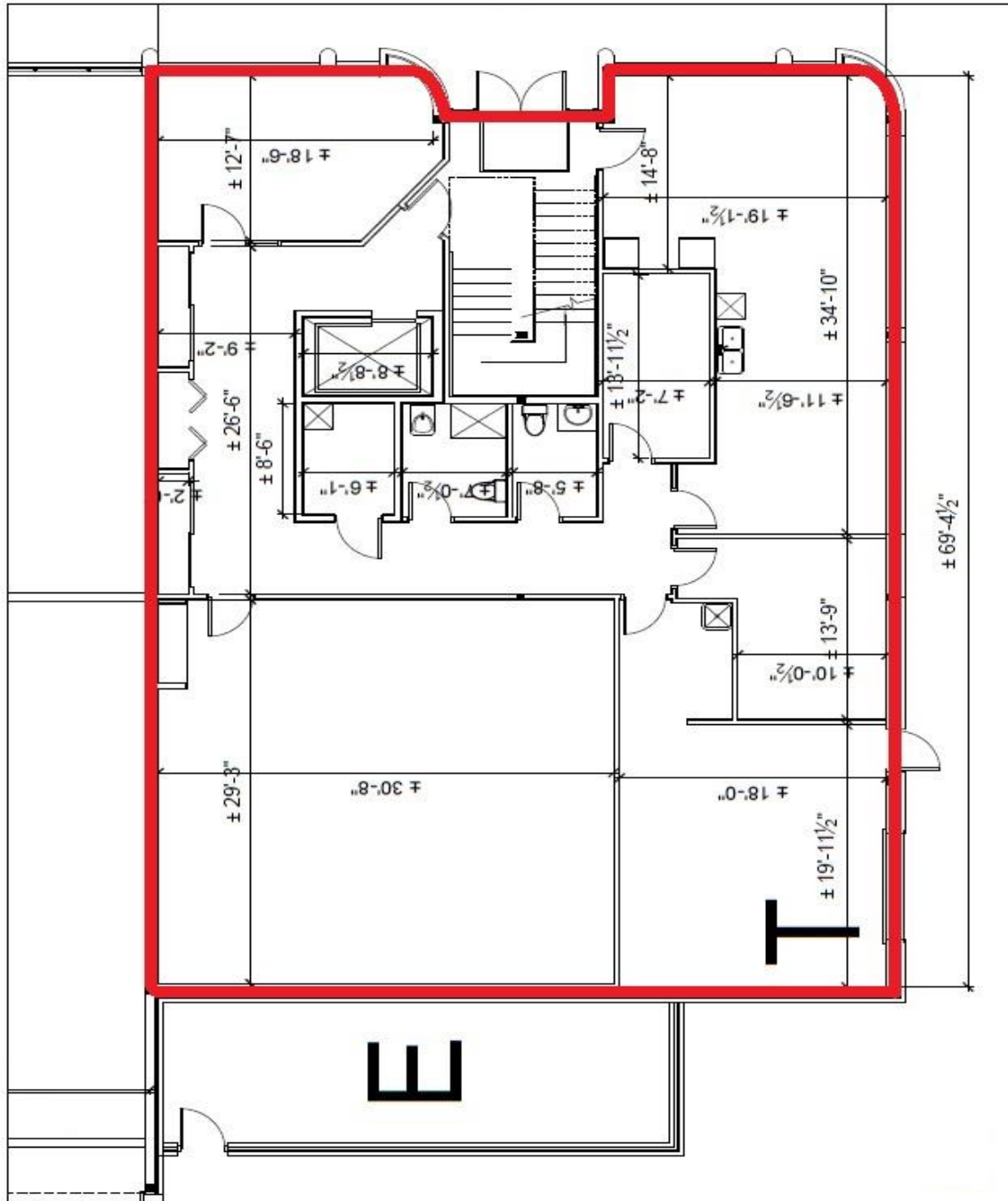
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GROUND FLOOR



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GROUND FLOOR

**9630
du Golf**

