

FOR SALE

INVESTMENT PROPERTY

472-474-480 DES LAURENTIDES BOULEVARD
PONT-VIAU, LAVAL, QUEBEC

MAGNA

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

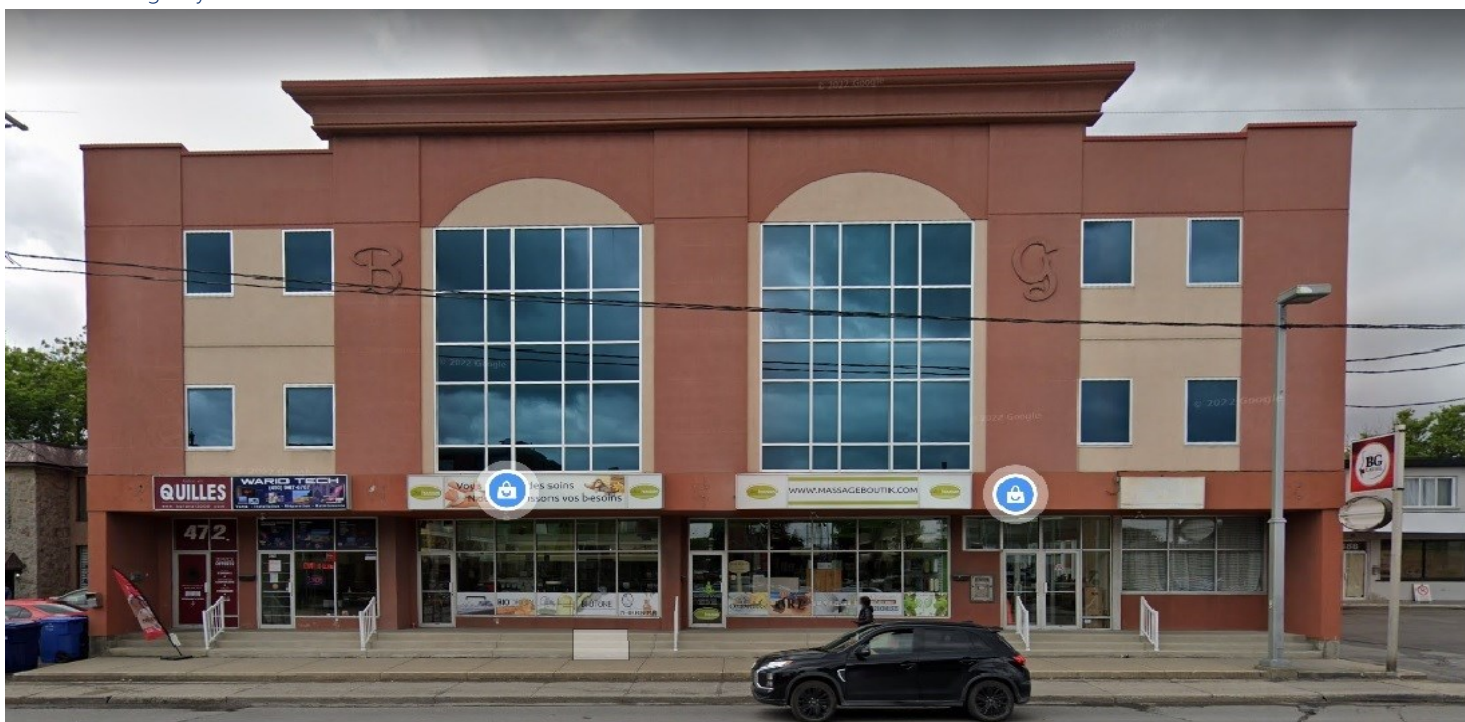
For more information, please contact :

FRANK BOMBA

Certified Real Estate Broker

fb@magnagroup.ca

T. 514.353.6944



POTENTIAL DEVELOPMENT

SIZE OF PROPERTY (APPROXIMATELY)	28 000 sq.ft.
LAND	19,685 sq.ft. - 108' x 182'
NUMBER OF FLOORS	3
YEAR OF CONSTRUCTION	1959
CITY EVALUATION (2022-2024)	
	Land \$ 296,800.00
	Building \$ 2,937,300.00
	Total \$ 3,234,100.00
MORTGAGE	NIL
NUMBER OF TENANTS	3
ASKING PRICE	\$ 3,688,888.00

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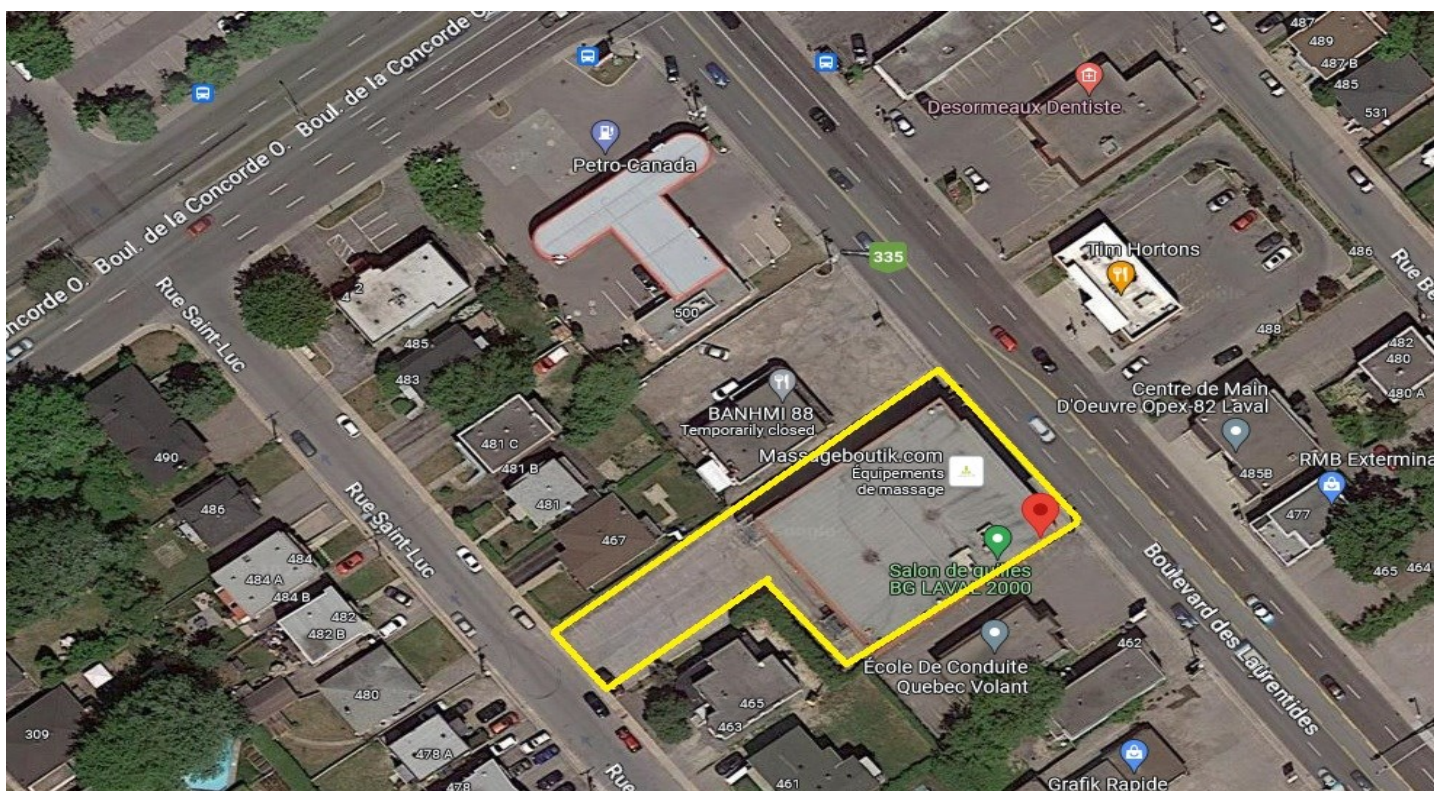
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GROSS REVENUE (as of July 1st, 2023)

\$ 255,322.80

EXPENSES

Municipal Tax

\$ 85,921.00

School Tax

\$ 2,672.00

Insurance (2023)

\$ 14,313.00

Snow Clearing Removal

\$ 8,900.00

Hydro (for 474 des Laurentides)

\$ 7,200.00

TOTAL EXPENSES

\$ 119,006.00

NET OPERATING INCOME

\$ 136,316.00

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