FOR SALE

INVESTMENT PROPERTY

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



For more information, please contact:

FRANK BOMBA

Certified Real Estate Broker

fb@magnagroup.ca

T. 514.353.6944

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



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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309	465 463 463 461	École De Conduite Quebec Volant Grafik Rapi	1 2 3 3

GROSS REVENUE (as of July 1 st , 2023)	\$ 255,322.80
<u>EXPENSES</u>	
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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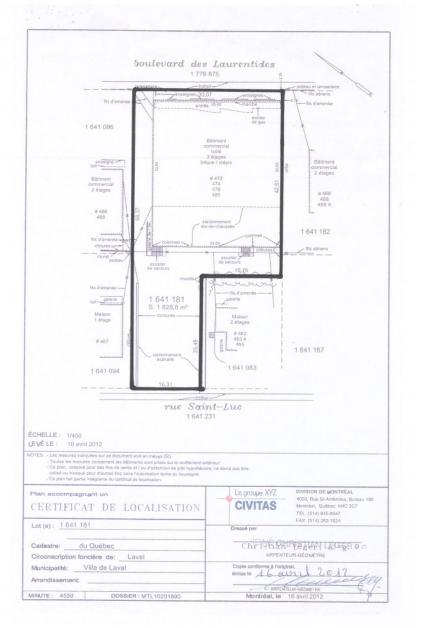


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