

FOR SALE

# INDUSTRIAL PROPERTY

4525-4529 J.-B.-MARTINEAU STREET  
SAINT-LEONARD, QUEBEC

MAGNA

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

For more informations, contact

**FRANK BOMBA**

Certified Real Estate Broker

[fb@magnagroup.ca](mailto:fb@magnagroup.ca)

[www.magnagroup.ca](http://www.magnagroup.ca)

T. 514.353.6944

F. 514.353.6570



EXCLUSIVE LOTS		5 662 700 and 5 662 701
COMMON LOTS		5 662 704 & 5 662 705
GROUND FLOOR	Office/Kitchen	900 sq.ft.
	Warehouse	<u>3,120 sq.ft.</u>
		4,020 sq.ft.
	Second Floor Offices	<u>900 sq.ft.</u>
		4,920 sq.ft.
TOTAL AREA		4,920 sq.ft.
TOTAL LAND		14,580 sq.ft.
YEAR BUILT		2001
CLEAR HEIGHT		22'
SHIPPING DOORS		2 x Drive-in Doors (14' x 14')
		1 x Drive-in Door (8' x 10')
ZONAGE		I-1, C-2, C-3, P-3 & P-4
ELECTRICAL ENTRANCE		600V/200A
MUNICIPAL ASSESSMENT (Both Lots)	Land	\$ 111,100.00
	Building	<u>\$ 732,400.00</u>
	Total	\$ 843,500.00
MUNICIPAL TAXES (2024)		\$ 19, 537.54
SCHOOL TAXES (2023-2024)		\$ 456.80
OCCUPANCY DATE		To be determined.
SALE PRICE		\$ 1,500,000.00
REMARKS	At Purchaser's option potential leases may be assumed (Contact Broker).	

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