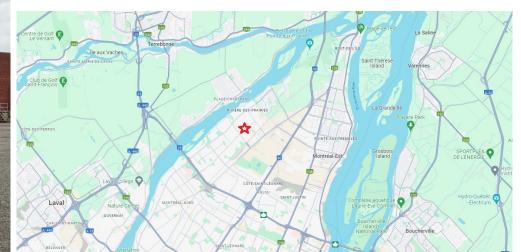
## FOR LEASE

ANTONIO PANZERA

Real Estate Broker tony@magnagroup.ca T. 514.353.6944 C. 514.884.6163

## **8995-8997 ROBERT-ARMOUR STREET R.D.P., QUEBEC**





TOTAL AREA	10,800 sq.ft.
GROUND FLOOR AREA	9,000 sq.ft.
MEZZANINE AREA	1,800 sq.ft.
SHIPPING DOORS	2 x Loading Docks
OCCUPANCY DATE	August 1, 2024.
RENTAL PRICE	\$ 12.50/sq.ft. Net Net
OPERATING EXPENSES	\$ 4.25/sq.ft. (Estimated 2024)

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