

FOR LEASE

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

MAGNA

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

For more information, please contact :

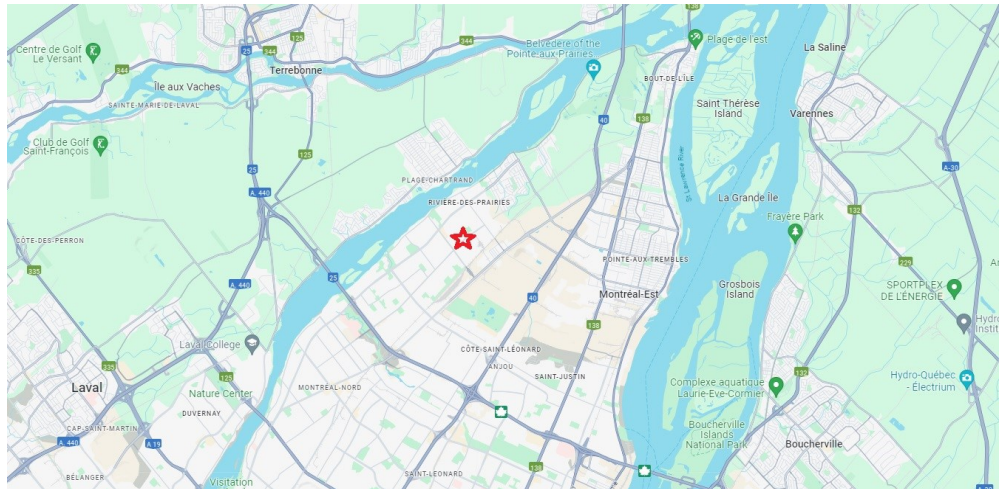
ANTONIO PANZERA

Real Estate Broker

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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)