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\$2,650,000 + GST/QST

63-65 Av. Donegani, Pointe-Claire, H9R 2V9 (Lucerne)

Centris® No.

13988065 (Active)

Seller's Declaration

No

Property Type	COM	Occupancy	30 days PP/PR Accepted
Style	Building	Deed of Sale Signature	30 days PP/PR Accepted
Condominium Type		Lot Eval.	\$311,600 (2016)
Property Use	Com./Off.	Building Eval.	\$1,130,500 (2016)
Building Type	Detached	Mun. Taxes	\$45,520 (2016)
Year Built	1960	School Taxes	\$2,416 (2016)
Building Size		Type of Business	
Lot Size	154.2 X 95.2 ft	Zoning	Commercial
Lot Area	16,199.68 sqft		
Cert. of Location	No		



Use of space – Total area (Commercial)	350 sqft
Annual Sales	
Total expenses before debt service (bulk)	
Total taxes and annual expenses	\$47,936



Inclusions

Exclusions



Sewage System	Municipality	Equip./Serv.	
Water Supply	Municipality		
Foundation			
Dividing Floor		Parking	Driveway (15), Garage (4)
Loading Platform		Environmental Study	

Source: ROYAL LEPAGE ELITE, Real Estate Agency

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