



**Andres Pedriks**, Real Estate Broker  
**ROYAL LEPAGE ELITE**  
 Real Estate Agency  
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**\$1,000 per month + GST/QST X 5 year(s)**

93 Av. de Lucerne, local 4, Pointe-Claire, H9R 2V9 (Donegani)

**Centris® No.**

24651012 (Active)

**Seller's Declaration**

No

<b>Property Type</b>	COM	<b>Occupancy</b>	5 days PP/PR Accepted
<b>Style</b>	Building	<b>Deed of Sale Signature</b>	5 days PP/PR Accepted
<b>Condominium Type</b>		<b>Lot Eval.</b>	\$311,600 (2016)
<b>Property Use</b>	Com./Off.	<b>Building Eval.</b>	\$1,130,500 (2016)
<b>Building Type</b>	Detached	<b>Mun. Taxes</b>	
<b>Year Built</b>	1960	<b>School Taxes</b>	
<b>Building Size</b>		<b>Type of Business</b>	
<b>Lot Size</b>	154.2 X 95.2 ft	<b>Zoning</b>	Commercial
<b>Lot Area</b>	16,199.68 sqft		
<b>Cert. of Location</b>	No		



<b>Use of space – Total area (Commercial)</b>	608 sqft
<b>Annual Sales</b>	
<b>Total expenses before debt service (bulk)</b>	
<b>Total taxes and annual expenses</b>	\$0



**Inclusions**

**Exclusions**



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

Great office space in Valois Village. Renovated with kitchenette and private bathroom, 600 Square Feet. \$1,000/Month + Taxes. Great Space Won't Last!! Other spaces available call the Listing Broker.

Source: ROYAL LEPAGE ELITE, Real Estate Agency