



Andres Pedriks, Real Estate Broker
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\$14.00 per year/sqft + GST/QST X 5 year(s)

93 Av. de Lucerne, local 8, Pointe-Claire, H9R 2V1 (Donegani)

Centris® No.

28775593 (Active)

Seller's Declaration

No

Property Type	COM	Occupancy	5 days PP/PR Accepted
Style	Building	Deed of Sale Signature	5 days PP/PR Accepted
Condominium Type		Lot Eval.	\$311,600 (2016)
Property Use	Off.	Building Eval.	\$1,130,500 (2016)
Building Type	Detached	Mun. Taxes	
Year Built	1960	School Taxes	
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	\$0



Inclusions

Exclusions



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

Great Office Space in Valois Village. 350 Square Feet Available. \$14/Sq.Ft. + \$5.06/Sq.Ft. Operating Expenses = \$556/Month. Great Space Won't Last!!

Source: ROYAL LEPAGE ELITE, Real Estate Agency