



Andres Pedriks, Real Estate Broker
ROYAL LEPAGE ELITE
 Real Estate Agency
 443, boul. Beaconsfield
 Beaconsfield (QC) H9W 5Y1

514-892-6547 / 514-697-9181
 Fax : 514-697-9499
 apedriks@royallepage.ca



\$13.50 per year/sqft + GST/QST X 3 year(s)

48 Av. Ste-Anne, local 1, Pointe-Claire, H9S 4P8 (Lakeshore)

Centris® No.

25875350 (Active)

Seller's Declaration

No

Property Type	COM	Occupancy	2018-10-01
Style	Building	Deed of Sale Signature	15 days PP/PR Accepted
Condominium Type		Lot Eval.	\$414,100 (2016)
Property Use	Off.	Building Eval.	\$1,003,500 (2016)
Building Type	Detached	Mun. Taxes	
Year Built	Unknown	School Taxes	
Building Size		Type of Business	
Lot Size	192 X 80 ft irr	Zoning	Commercial
Lot Area	15,365 sqft		
Cert. of Location	No		



Use of space – Total area (Commercial)	1,540 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
Loading Platform		Environmental Study

Great office space in prime Pointe-Claire village location!! 1,540 Sq.Ft. for \$2,544/month Gross (including operating expenses). Contact Listing Broker for more details.

Source: ROYAL LEPAGE ELITE, Real Estate Agency