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\$2,750,000 + GST/QST

46-50 Av. Ste-Anne, Pointe-Claire, H9S 4P8 (Lakeshore)

Centris® No.

23268861 (Active)

Seller's Declaration

Yes

Property Type	COM	Occupancy	60 days PP/PR Accepted
Style	Building	Deed of Sale Signature	60 days PP/PR Accepted
Condominium Type		Lot Eval.	\$414,100 (2016)
Property Use	Com./Off.	Building Eval.	\$1,003,500 (2016)
Building Type	Detached	Mun. Taxes	\$53,486 (2016)
Year Built	Unknown	School Taxes	\$2,518 (2016)
Building Size		Type of Business	Shopping centre
Lot Size	192 X 80 ft irr		
Lot Area	15,365 sqft	Zoning	Commercial
Cert. of Location	No		



Use of space – Total area (Commercial)	13,597 sqft
Annual Sales	
Total expenses before debt service (bulk)	
Total taxes and annual expenses	\$56,305



Inclusions

Exclusions



Sewage System	Municipality	Equip./Serv.
Water Supply	Municipality	
Foundation		
Dividing Floor		Parking
Loading Platform		Environmental Study

Shopping center for sale 3 Buildings fully rented, in quaint Pointe-Claire Village. Great Investment \$247,930 of Gross Yearly revenues, Long term Tenants!!! Contact Listing Broker for more details.

Source: ROYAL LEPAGE ELITE, Real Estate Agency

2016-08-01 at 11:14 am