

À VENDRE | FOR SALE - 45 415 pi. ca. | sq. ft.

1170 50^E AVENUE

LACHINE, QC



ESPACE INDUSTRIEL | INDUSTRIAL SPACE

45 415 PI. CA. | SQ. FT.



POINTS SAILLANTS

PROPERTY FEATURES

SUPERFICIE DU BÂTIMENT BUILDING SIZE	± 45 415 PI. CA. SQ. FT.
SUPERFICIE DU BUREAU OFFICE AREA	± 1 950 PI. CA. SQ. FT.
SUPERFICIE ENTREPÔT WAREHOUSE AREA	± 40 525 PI. CA. SQ. FT.
SUPERFICIE MEZZANINE MEZZANINE AREA	± 2 940 PI. CA. SQ. FT.
SUPERFICIE TERRAIN LAND SIZE	± 118 868 PI. CA. SQ. FT.

± 2 000 pi. ca. d'espace additionel au-dessus de l'espace bureau disponible |
± 2,000 sq. ft. of additional storage space available above office space

La superficie de l'immeuble et toutes les mesures indiquées aux présentes sont approximatives et sont basées uniquement sur les renseignements fournis par le Vendeur, au meilleur de ses connaissances. Ces renseignements ne sont pas garantis et peuvent comporter des erreurs. Il incombe exclusivement à l'Acheteur de vérifier de façon indépendante l'exactitude de toutes les mesures ainsi que la superficie réelle de l'immeuble, à son entière satisfaction.

The building area and all measurements provided herein are approximate and are based solely on information supplied by the Vendor, to the best of his abilities. Such information is not guaranteed and may be subject to error. It is the Purchaser's sole responsibility to independently verify the accuracy of all measurements and the actual size of the building to their satisfaction.

INFORMATION FINANCIÈRE

FINANCIAL INFORMATION

ÉVALUATION MUNICIPALE MUNICIPAL EVALUATION	TERRAIN LAND: 3 313 000 \$ BÂTIMENT BUILDING: 2 803 400 \$ TOTALE TOTAL: 6 116 400 \$
TAXES MUNICIPALES MUNICIPAL TAXES	148 355,53 \$
TAXES SCOLAIRES SCHOOL TAXES	3 795,15 \$
PRIX DEMANDÉ ASKING PRICE	Contactez le courtier Contact Broker

18'



HAUTEUR LIBRE
CLEAR HEIGHT

6



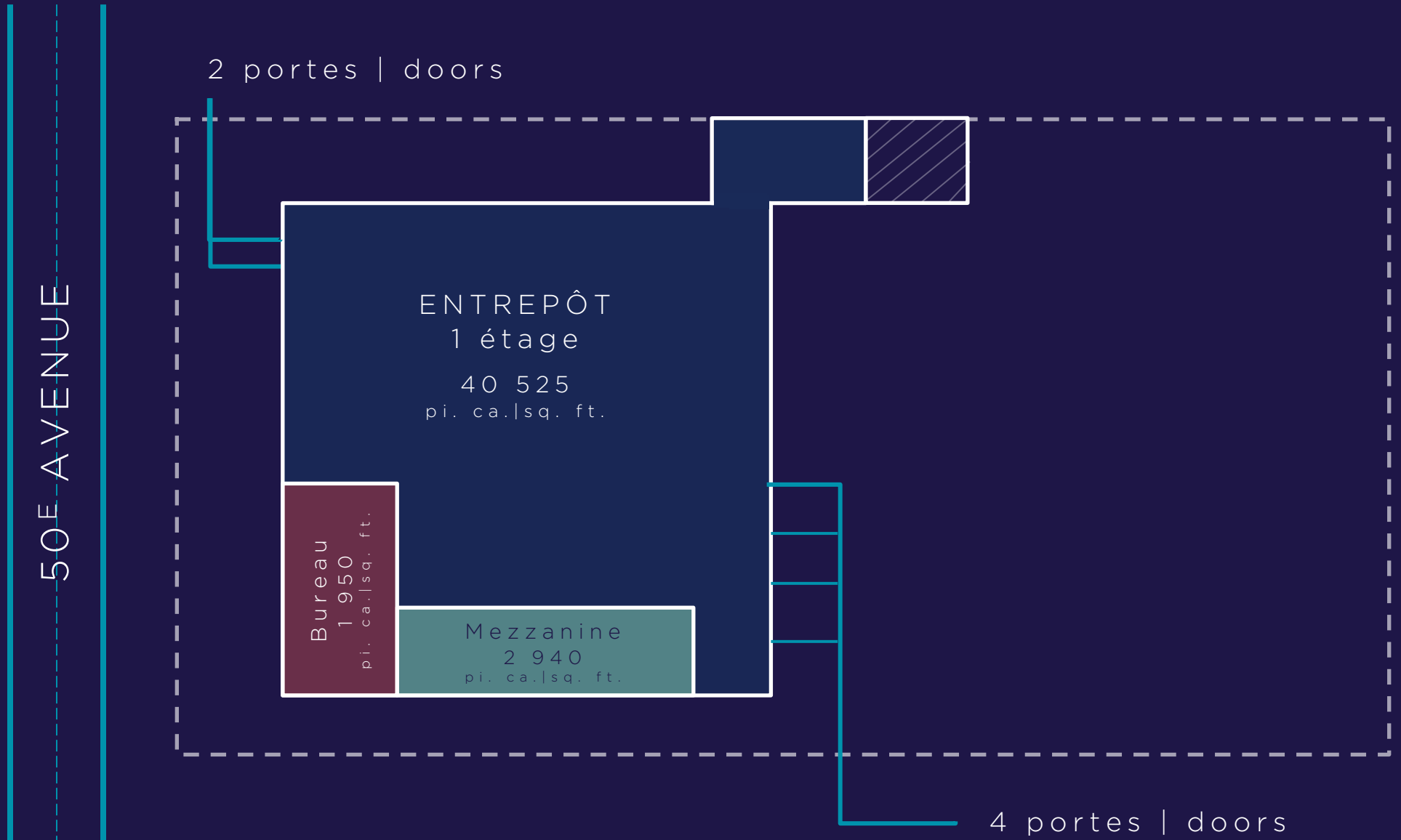
**QUAIS DE
CHARGEMENT**
TRUCK LEVEL DOORS

1 300 AMPS / 600 V

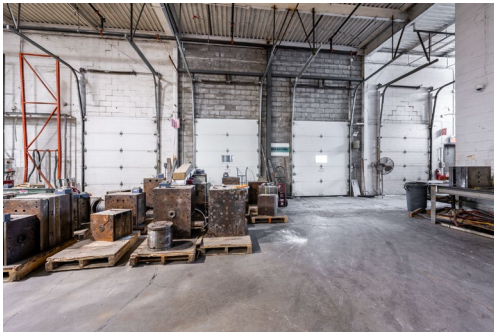


ÉLECTRICITÉ
ELECTRICITY

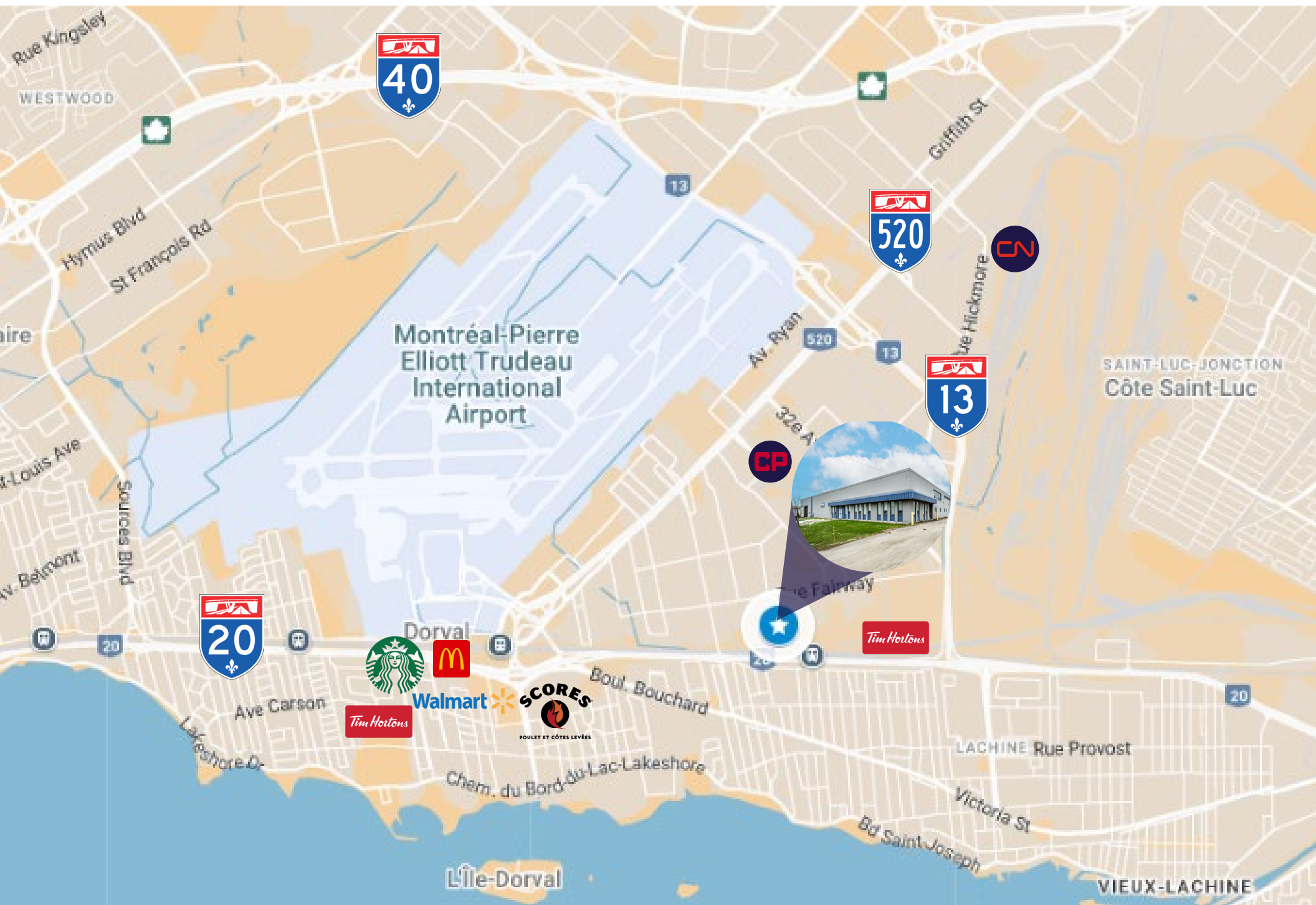
PLAN DU SITE | SITE PLAN



Les dimensions indiquées sont approximatives | Areas shown are approximate



À PROXIMITÉ | NEARBY





Cushman & Wakefield SRI | ULC

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