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 Business corporation owned by a Real Estate Broker
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Centris® No. 17704090 (Sold Nb. of Days 310)



\$1,400,000 + GST/QST

2786 Rue de Lyon
Le Vieux-Longueuil (Longueuil)
J4L 4K5
Region Montérégie
Neighbourhood Robert South
Nearest
Industrial Park

Property Type	Commercial	Year Built	1972
Style	Building	Expected Delivery Date	
Condominium Type		Specifications	
Property Use	Commercial only	Declaration of co-ownership	
Building Type	Semi-detached	Special Contribution	
Total Number of Floors		Meeting Minutes	
Building Size	121 X 138.4 ft irr	Financial Statements	
Living Area		Building Rules	
Building Area	17,625 sqft	Repossess./Judicial auth.	No
Lot Size	137.7 X 218 ft	Trade possible	
Lot Area	30,018 sqft	Certificate of Location	No
Cadastre of Immovable	3 531 207	File Number	
Cadastre of Common Portions		Occupancy	30 days PP/PR
Zoning	Commercial		Accepted
Type of Operation		Deed of Sale Signature	30 days PP/PR
Type of Business			Accepted
		Date of Sale	2018-05-10
		Sold Area	

Municipal Assessment		Taxes (annual)		Energy (annual)	
Year	2017	Municipal	\$51,969 (2017)	Electricity	
Lot	\$450,500	School	\$4,580 (2016)	Oil	
Building	\$1,289,500	Infrastructure		Gas	
		Business Taxes			
		Water			
Total	\$1,740,000	Total	\$56,549	Total	

Use of Space - Total Area of 18,000 sqft			
Type	Commercial	Monthly Rent	Included in Lease
Unit Number		Type of Lease	
Corporate Name		Rental Value	Excluded in Lease
Area	18,000 sqft	Lease Renew.	
		Option	
Lease	Vacant	Block Sale	

Franchise	In Operation Since Franchise Renew. option	
Features		
Sewage System	Municipality	Equipment/Services
Water Supply	Municipality	Loading Platform
Foundation	Concrete slab on ground	Rented Equip. (monthly)
Roofing	Asphalt and gravel	Cadastre - Parking
Siding	Brick	Parking
Dividing Floor		Driveway
Windows	Aluminum	Lot
Energy/Heating	Electricity	Distinctive Features
Heating System	Electric baseboard units	Proximity
Basement	None	Environmental Study
Renovations		Garage
Water (access)		
Inclusions		
Exclusions		
Broker - Remarks		
Grand immeuble de 18,000 pieds carrés avec plafonds 15 pieds, 1 quai de chargement; emplacement idéal pour commerce avec visibilité;		
Sale without legal warranty of quality, at the buyer's risk and peril		
Seller's Declaration	No	
Source		
RE/MAX IMAGINE INC., Real Estate Agency		
This is not an offer or promise to sell that could bind the seller to the buyer , but an invitation to submit such offers or promises.		



Frontage



Frontage



Back facade



Back facade



Frontage



Frontage



Other



Other



Other