

**7700-7750 Henri-Bourassa W /6715-6735 Thimens, Saint-Laurent**

**FOR SALE**

(Corner Thimens)

**FOR LEASE**

**27, 540 sq. ft.**

**BUILDING DESCRIPTION**

<b>Total Building Area:</b>	27, 540 sq. ft.	<b>No. Floors:</b>	2
<b>Space Available:</b>	20, 596 sq.ft.	<b>Sprinklers:</b>	No
<b>Industrial Area:</b>	7, 147 sq. ft.	<b>Air-Conditioning:</b>	Yes
<b>Office Area:</b>	13, 450 sq. ft.	<b>Lighting:</b>	Fluorescent
<b>Mezzanines:</b>	1, 800 sq. ft. + 1292 sq.ft. (Added)	<b>Floor Drains:</b>	Yes
<b>Year Built:</b>	1988	<b>Cranes:</b>	No
<b>Clear Height:</b>	18'	<b>Refrigeration:</b>	No
<b>Bay Size:</b>	25' x 30'	<b>Bldg. Expansion:</b>	No
<b>Building Dimensions:</b>	9105' x 140', 191.7' x 50' Irregular	<b>Rail:</b>	No
<b>Shipping Doors:</b>	4 truck level, 2 ground level	<b>Heating:</b>	Gas
<b>Electrical Service:</b>	600 volts	<b>Construction:</b>	Brick and Block

**SITE DETAILS AND LEGAL DESCRIPTION**

<b>Total Area:</b>	72, 272.15 sq. ft.	<b>Lot Dimensions:</b>	270.43' x 267.24' irregular
<b>Cadastral Parish:</b>	Saint-Laurent	<b>Zoning:</b>	Industrial
<b>Lot No.:</b>	1902008	<b>Outside Storage:</b>	Non

**SALE PRICE / RENTAL RATE**

<b>Sale Price:</b>	\$ 2,300,000	<b>Price per sq. ft. of Building:</b>	\$ 83.50/sq. ft.
<b>Mortgage Principal:</b>	Clear	<b>Balance:</b>	
<b>Interest Rate:</b>		<b>OPEX:</b>	\$3.51 sq. ft.
<b>Net Rent:</b>	\$7.00 sq. ft.		

**MUNICIPAL ASSESSMENT AND TAXES**

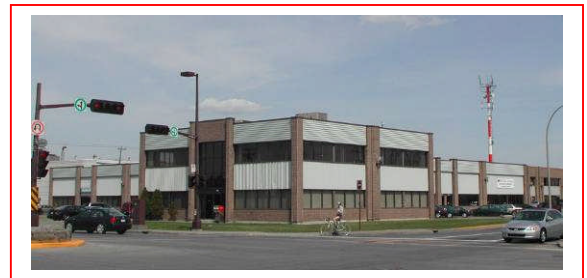
<u>Municipal Assessment</u>	<u>2010</u>	<u>Taxes</u>	<u>2010</u>
<b>Land:</b>	\$ 631,100	<b>Municipal:</b>	\$73,516.10
<b>Building:</b>	\$ 928,900	<b>Non-residential Surtax:</b>	Included
<b>Total:</b>	\$1,560,000	<b>School:</b>	\$ 3,990.93
		<b>Local Improvements:</b>	Included
		<b>Total:</b>	\$77,507.03

**REMARKS**

Konica Minolta: 20,596 sq. ft. available May 1, 2010  
Besco: 5,490 sq.ft. \$27,450 until June 30, 2011  
Stani Foods: 2,745 sq.ft. \$16,470 until Oct 31, 2013

**OPERATING EXPENSES:**

Insurance: \$5,333.37 Administration: \$8,672.18  
Electricity: \$1,500.00 (estimated, subject to change)  
Grass, Snow Removal : \$5,361.58  
**Total: \$96,874.16 (\$3.51/sq. ft.)**



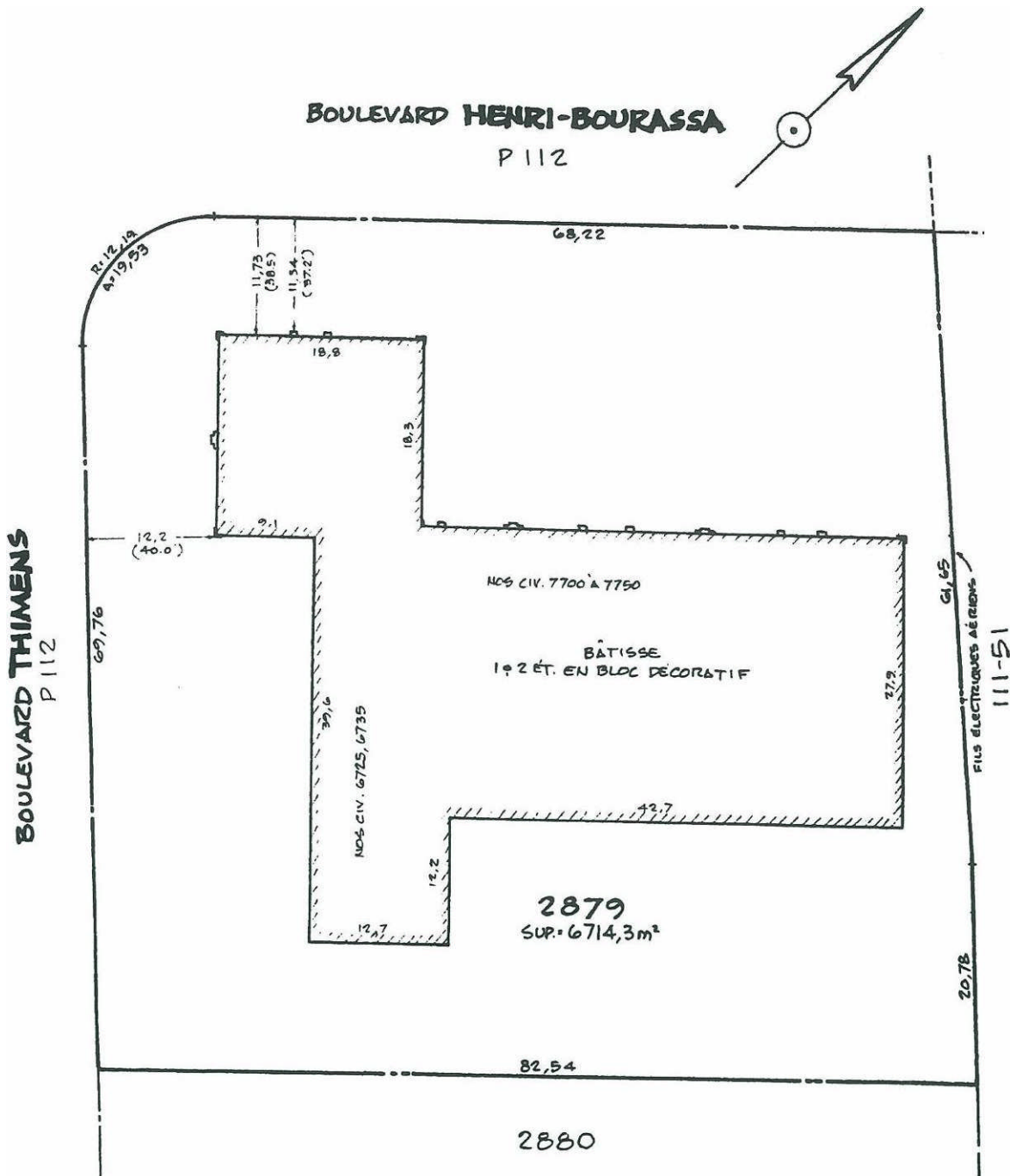
**SOCIÉTÉ IMMOBILIÈRE LARRY SHAPIRO INC.**  
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