

**\$2,700,000****Centris® No.** 15686935**(Active)****Seller's Declaration**

Yes

7777 Boul. Louis-H.-La Fontaine Anjou (Montréal) H1K 4E4


[See all pictures \(13\)](#)
[Financial Functions](#)

<b>Property Type</b>	Other	<b>Year Built</b>	1977
<b>Building Type</b>	Detached	<b>Cert. of Location</b>	No
<b>Property Use</b>	Commercial and office space	<b>Occupancy</b>	According to the lease
<b>Building Size</b>	5827.9 X .0 ft irr / 1776.31 X m irr	<b>Deed of Sale Signature</b>	30 days PP/PR Accepted
<b>Living Area</b>		<b>Lot Assessment</b>	\$515,600
<b>Lot Size</b>	9144.0 X .0 ft irr / 2787.1 X m irr	<b>Building Assessment</b>	\$1,869,400
<b>Lot Area</b>			

**Potential Gross Revenue (2014-12-04)**

		<b>Number of Units</b>	
Residential			
Commercial	\$352,752	<b>Residential Type</b>	<b>Number</b>
Parking/Garages			
Other			
<b>Total</b>	<b>\$352,752</b>	<b>Commercial Type</b>	<b>Number</b>
<b>Vacancy Rate and Bad Debt</b>		Office	12
Residential			
Commercial		<b>Total</b>	<b>12</b>
Parking/Garages			
Other		<b>Other Type</b>	<b>Number</b>
<b>Total</b>			

**Effective Gross Revenue** **\$352,752****Operating Expenses**

Municipal Taxes (2014)	\$80,042
School Taxes (2014)	\$3,429
Infrastructure Taxes	
Business Taxes	
Water Taxes	
Energy - Electricity	\$42,000
Energy - Heating Oil	
Energy - Gas	
Elevator(s)	
Insurance	\$6,350
Cable (TV)	
Superintendent	
Sanitary Container	
Snow Removal	\$4,200
Maintenance	\$9,100
Equipment (Rental)	
Common Expenses	
Management/Administration	
Garbage	
Lawn	
Advertizing	
Security	
Recovery of expenses	
<b>Total</b>	<b>\$145,121</b>

**Net Operating Revenue** **\$207,631**

<b>Sewage System</b>	Municipality
<b>Water Supply</b>	Municipality
<b>Parking</b>	
<b>Heating System</b>	
<b>Water (access)</b>	
<b>Equip./Serv.</b>	
<b>Renovations</b>	

**Broker - Remarks**

Substantial renovations over the past few years. A detailed list to be provided and subject to inspection.

**Source**

IMMOBILIÈRE ET FINANCE PORT ET MOUNT 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.

DISCLAIMER: This document, including all attachments, is intended only for the named recipient(s) and may contain confidential information. Any unauthorized use, review, retransmission or dissemination of this document is strictly prohibited. If you have received this document in error, or are not the named recipient(s), please immediately notify the sender and destroy the original and all copies.