

FOR SALE

INVESTMENT PROPERTY

7240 BOULEVARD MAURICE DUPLESSIS
MONTREAL , QUEBEC

MAGNA

For more information, please contact :

FRANK BOMBA B. Comm.
Certified Real Estate Broker
fb@magnagroup.ca

GIULIO BOMBA B. Comm.
Real Estate Broker
gb@magnagroup.ca

T. 514.353.6944

www.magnagroup.ca

Les Services Immobiliers Magna - R.D. Inc.
Real Estate Agency



TOTAL RENTABLE AREA (approximately)		32 000 sq. ft.
TOTAL LAND AREA		32 534 sq. ft.
MUNICIPAL EVALUATION (2025)	Land	\$ 1,209,000.00
	Building	\$ 1,518,200.00
	Total	\$2,727,200.00
NUMBER OF TENANTS		11
ASKING PRICE		\$ 4,500,000.00

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EXPENSES

Municipal Taxes (2025) \$ 83,174.34

School Taxes (2025) \$ 2,276.06

NET OPERATING INCOME \$ 215,000.00

REMARKS: - Current rents are below market rates, offering excellent potential to increase revenue. The property features a large on-site parking area and benefits from a strategic location on a high-traffic road. Excellent accessibility with close proximity to Autoroutes 40 and 25, enhancing tenant appeal.

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