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 Real Estate Broker  
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**Longueuil (Le Vieux-Longueuil) / East**  
**2475, Ch. de Chambly**

Near Jules-Roches  
 # 11551758 - Source : PRO IMMOBILIER & HYPOTHÈQUE INC., Real Estate Agency



**For sale : 449 000 \$**

<b>Category</b>	Commercial
<b>Style</b>	Commercial building/Office

**Building**

	1952 (67 years)
<b>Front</b>	13.05 meters
<b>Depth</b>	9.4 meters
<b>Area</b>	115.3 square meters

**Lot**

<b>Front</b>	25.56 meters
<b>Depth</b>	16.46 meters
<b>Area</b>	420.7 square meters

**Evaluation (2017)**

<b>Building</b>	118 700 \$
<b>Lot</b>	83 300 \$
<b>Total:</b>	<b>202 000 \$</b>

**Expenses**

	Monthly	Yearly
<b>Municipal Taxes (2019)</b>	470 \$	5 639 \$
<b>School taxes (2019)</b>	22 \$	268 \$
<b>Total:</b>	<b>492 \$</b>	<b>5 907 \$</b>

**Features**

<b>Available services</b>	Fire detector
<b>Basement</b>	6 feet and over, Unfinished
<b>Distinctive features</b>	Street corner
<b>Equipment available</b>	Sign, Wall-mounted heat pump, Wall-mounted air conditioning, Alarm system
<b>Foundation</b>	Concrete block
<b>Heating energy</b>	Electricity
<b>Heating system</b>	Electric baseboard units
<b>Kind of commerce</b>	Restaurant
<b>Proximity</b>	Highway, Public transport
<b>Rental appliances</b>	Alarm system
<b>Roofing</b>	Asphalt shingles
<b>Sewage system</b>	Municipal sewer
<b>Siding</b>	Vinyl
<b>Type of business/Industry</b>	Service
<b>Water supply</b>	Municipality
<b>Windows</b>	Aluminum
<b>Zoning</b>	Commercial

**Income**

<b>Commercial</b>
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