

Sébastien Dion

Certified Real Estate Broker AEO

E7674

Phone : 819-279-0909

Other : 514-550-0740

Email : sebdion@gmail.com

Website : http://www.sebastiendion.com

Montréal (Côte-des-Neiges/Notre-Dame-de-Grâce)

5643, Ch. de la Côte-des-Neiges #A

Near Cote St.Catherine

20864155 - Source : IMMOBILIER HIMALAYA REAL ESTATE CORP., Real Estate Agency



One and only Pet Grooming Salon in Cote-des-Neiges area, with established clientele and pet food - accessories suppliers in place. Store front with foot traffic of 15-20 people per minute, and bus stop in front. In a close proximity of the Subway Cote-des-Neiges, Jewish Hospital and HEC university.

For sale : 50 000 \$+ tax

Category	Commercial
Style	Business sale
Type	Attached

Building

	Unknown
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Evaluation (2018)

Building	1 579 100 \$
Lot	896 500 \$
Total:	2 475 600 \$

Expenses

	Monthly	Yearly
Energy cost	300 \$	3 600 \$
Municipal Taxes (2018)	315 \$	3 777 \$
School taxes (2018)	489 732 \$	5 876 779 \$
Total:	490 346 \$	5 884 156 \$

Features

Driveway	Asphalt
Equipment available	Alarm system, Ventilation system
Foundation	Poured concrete
Heating energy	Electricity
Heating system	Electric baseboard units
Parking	Outdoor
Proximity	Public transport
Roofing	Asphalt and gravel
Sewage system	Municipal sewer
Siding	Brick, Concrete
Type of business/Industry	Retail
Water supply	Municipality
Zoning	Residential, Commercial

Income

Commercial