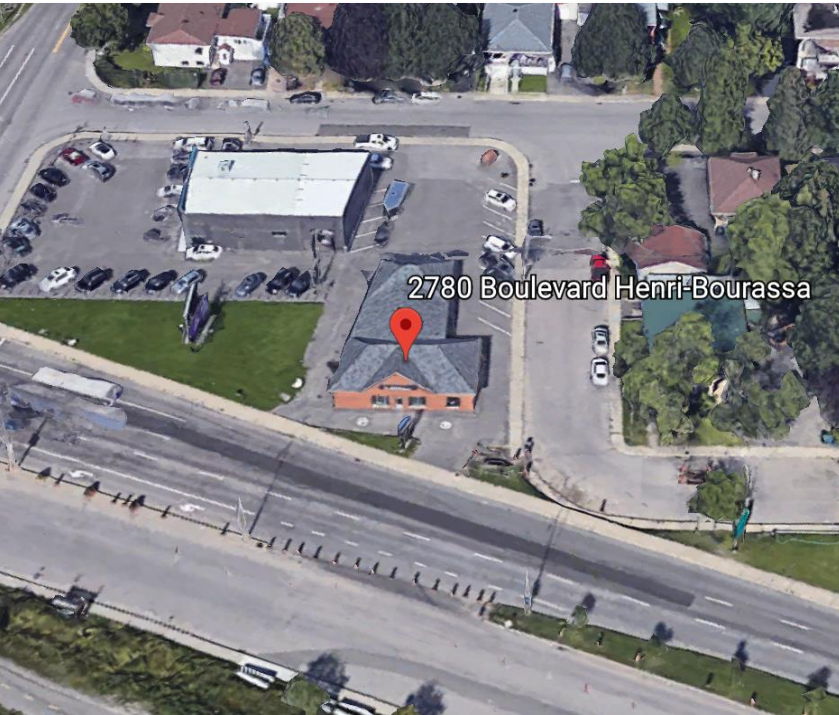


For Sale

2780, Blvd. Henri-Bourassa, Québec, Qc
Commercial building – 3,000 sq.ft.



DEVENCORE



Excellent visibility on Henri-Bourassa Boulevard



Details of the property

- **Building area** 3,002 sq.ft.
- **Land area** 13,847 sq.ft.
- **Year of built** 1961
- **Location** Québec City
- **Asking price** **\$600,000**
- **Zoning** Commercial – 18100Cd
- **Municipal assessment** \$440,000
- **Municipal Taxes** \$5.71 /sq.ft.
- **Parkings** 20 stalls
- **Building Footprint** 22%
- **Current buildout consist of a showroom, 7 closed offices, a reception area and a conference room**

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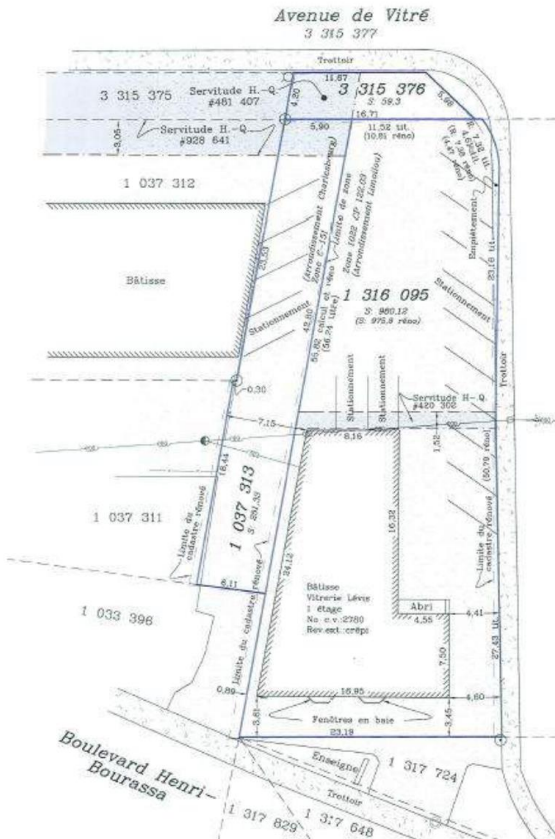
Commercial Real Estate Broker
514-392-9479
sberthiaume@devencore.com

For Sale

2780, Blvd. Henri-Bourassa, Québec, Qc
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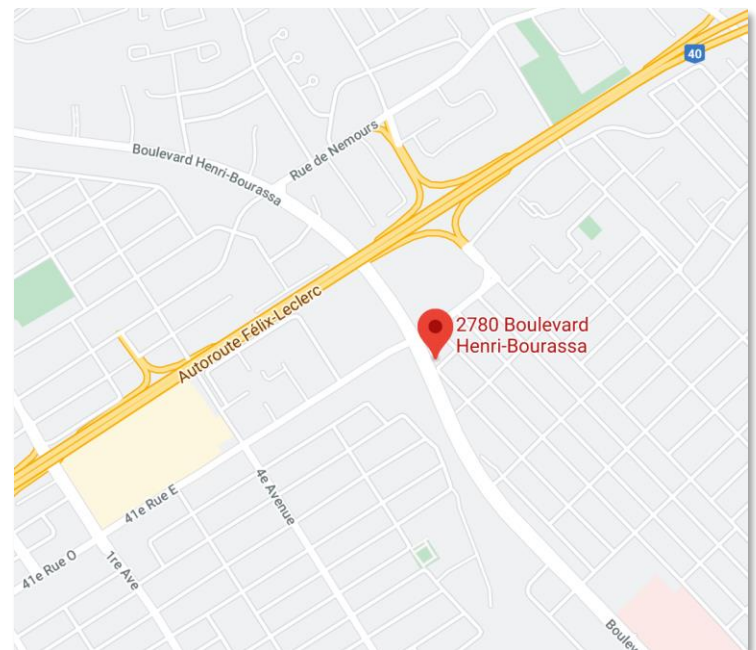


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Highlights

- Excellent visibility from Henri-Bourassa Blvd. and close access to highway 40
- Owner occupier – building in very good condition
- Current buildout consist of a showroom, 7 closed offices, a reception area and a conference room



The above particulars are submitted to the best of our knowledge and are subject to change without notice. Devencore Ltd. does not assume responsibility for any errors or omissions.
Devencore Ltd., Real Estate Agency or Bender et associés, Real Estate Agency

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