



A LOUER/ FOR LEASE

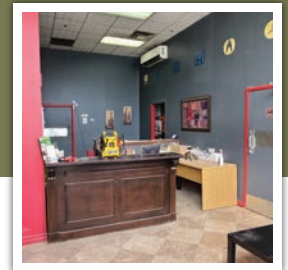
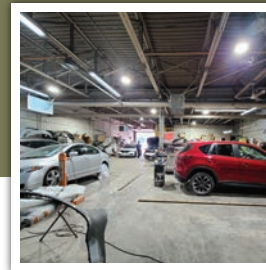
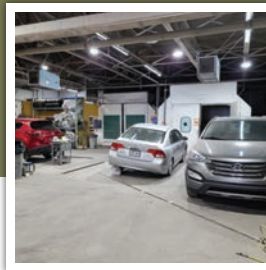
5453  
 Royalmount  
 Mont-Royal, QC  
 H4P 1J3



Local pour tous  
 usage  
**AUTOMOBILE**

Space for all  
**AUTOMOBILE**  
 use.

Superficie totale (pi²)  
 Total area (ft²)  
**5,853** P.C.  
 S.F.



Caractéristiques de l'espace | Space Features

- Superficie locative totale (pi²) | Total leasable area (ft²) 5,853
- Hauteur libre | Clear height 20' clear
- Expédition | Shipping 1 porte de garage  
One (1) drive-in
- Disponibilité | Availability 1 Octobre, 2020/ October, 1, 2020

- Loyer demande | Asking Rental \$7,316.25 per month  
(\$15.00 per sq.ft),  
excluding hydro and heating

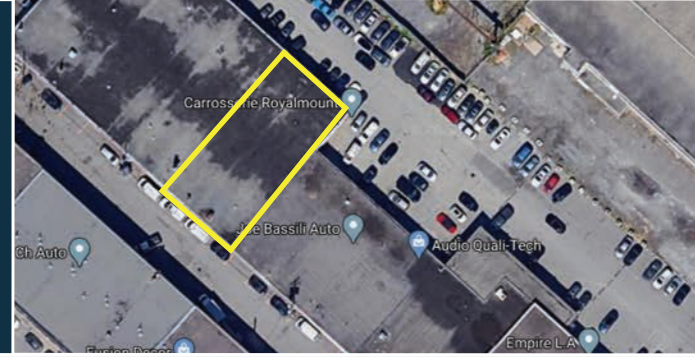
 Transport en commun | Public Transit  
 Autobus | Bus : 17  
 Métro | Metro : De La Savane

**Minh-Nhut (Michael) Nguyen**  
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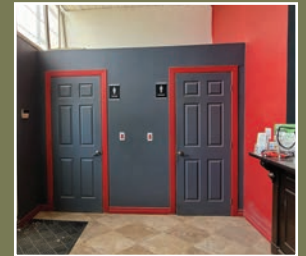
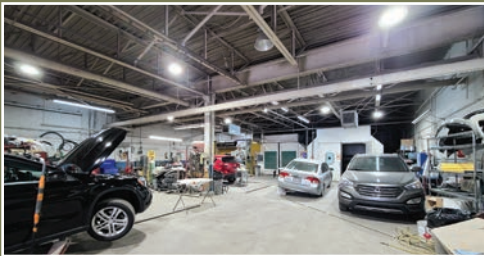
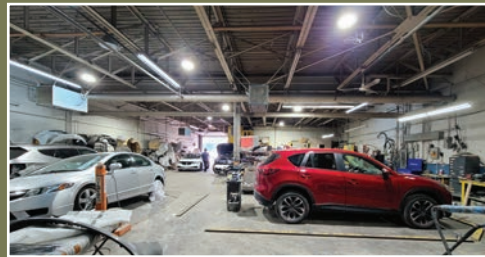
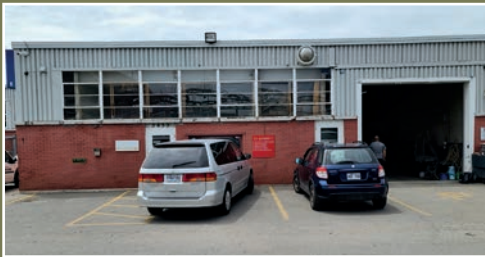
5453 Royalmount, Town of Mount-Royal, Qc, H4P 1J3

## Zonage | Zoning

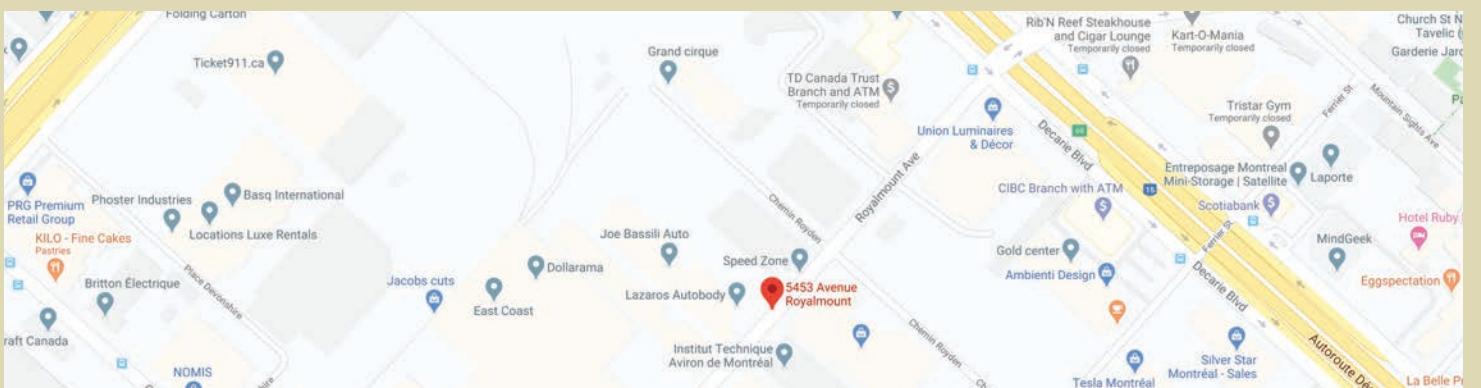
- Zonage | Zoning Mécanique, carrosserie, vente automobile  
Automobile mechanics, bodyshop, used cars sale.
- Chauffage | Heating Gaz | Gas
- Gicleurs | Sprinklers Oui | Yes
- 8 espaces reserve et cour cloture  
8 reserved parking and fenced yard

## Faits saillants | Highlights

- Tous les équipements sont disponibles  
All equipment is available
- Emplacement idéal pour tous les usages automobiles  
Ideal for all automobile use.
- Accessible par les autoroutes 15 et 40  
Accessible from Highways 15 and 40



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