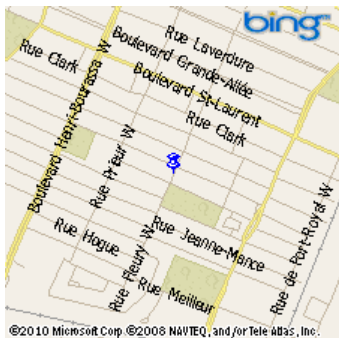




Zuo Xing Ye, Chartered Real Estate Broker
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MLS® No. 8229565 (Active)



\$169,000 + GST/QST

224 Rue Fleury O.
Ahuntsic-Cartierville (Montréal)
H3L 1T7

Region Montréal
Neighbourhood Ahuntsic West
Near RUE MEUNIER
Industrial Park

Property Type	Bulk (block sale)	Year Built	1965
Style	Unit	Expected Delivery Date	
Condominium Type		Repossession	No
Property Use	Commercial and office space	Sale's Without Legal Warranty	
Building Type	Attached	Trade Possible	
Total Number of Floors		Certificate of Location	No
Building Size		File Number	
Ground Area		Type of Operation	Retail
Lot Size		Type of Business	Supermarket
Lot Area		Possession Date	30 days PP/PR Accepted
Québec Cadastre	1111111	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Commercial		

Municipal Assessment		Taxes (annual)		Energy (annual)	
Year		Municipal	Not issued	Electricity	\$38,400
Lot		School	Not issued	Oil	
Building		Infrastructure		Gas	
		Business Taxes			
		Water			
Total	Not issued	Total	Not issued	Total	\$38,400

Annual Expenses (excluding operating costs)	
Insurance	\$4,100
Total	\$4,100

Breakdown of Revenues (Business)	
Type de revenus	Revenus effectifs annuels
YEARLY SALE	\$1,700,000
Annual Income for Fiscal Year Ending on 2009-10	\$1,700,000

Use of Space - Total Area of 10,000.00 sqft			
Type	Commercial	Effective Monthly Rent	\$3,641 (2009-10-01) Included in Lease
Unit Number	1	Type of Lease	Gross

Corporate Name	SUPERMARCH E FLEURY	Potential Monthly Rent	Excluded in Lease
Area	10,000.00 sqft	Lease Renew. Option	
Lease	2009-10-01 to 2016-10-01	Block Sale	Yes
Franchise		In Operation Since Franchise Renew. option	

Features			
Sewage System	Municipality	Equipment/Services	
Water Supply	Municipality	Loading Platform	
Foundation	Concrete blocks	Rented Equip. (monthly)	
Roofing	Asphalt and gravel	Parking	
Siding	Brick	Driveway	
Dividing Floor		Lot	
Windows		Distinctive Features	
Energy/Heating	Electricity	Proximity	Public transportation, PARK
Heating System	Forced air	Environmental Study	
Basement	Finished basement		

Inclusions
ALL THE EQUIPMENTS!

Exclusions

MLS® Remarks
SUPERMARKET FOR SALE! STABLE BUSINESS FOR 30 YEARS

Seller's Declaration	No
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This is not an offer or promise to sell that could bind the seller to the buyer, but an invitation to submit such offers or promises.



Frontage



Other



Other



Other



Other



Other



Other



Other



Other



Other



Other