



**Luc Jodoin**  
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**Sainte-Martine**  
**19, Place Raquepas**

Near rte 138  
 # 28130641 - Source : ROYAL LEPAGE VILLAGE, Real Estate Agency



**For sale : 1 350 000 \$**

<b>Category</b>	Industriel
<b>Style</b>	Industrial building

**Building**

	1981 (45 years)
<b>Front</b>	100 feet
<b>Depth</b>	68 feet
<b>Area</b>	5161 square feet

**Lot**

<b>Front</b>	83 feet
<b>Depth</b>	38 feet
<b>Area</b>	15446 square feet

**Evaluation (2025)**

<b>Building</b>	410 700 \$
<b>Lot</b>	146 400 \$
<b>Total:</b>	<b>557 100 \$</b>

**Expenses**

	Monthly	Yearly
<b>Municipal Taxes (2025)</b>	572 \$	6 862 \$
<b>School taxes (2025)</b>	30 \$	356 \$
<b>Total:</b>	<b>602 \$</b>	<b>7 218 \$</b>

**Features**

<b>Basement foundation</b>	Concrete slab on the ground
<b>Driveway</b>	Asphalt
<b>Equipment available</b>	Central heat pump
<b>Garage</b>	Attached, Single width
<b>Heating energy</b>	Propane, Electricity
<b>Heating system</b>	Air circulation
<b>Kind of commerce</b>	Other
<b>Parking</b>	2 Garage, 10 Outdoor
<b>Proximity</b>	Public transport, Highway
<b>Roofing</b>	Tin
<b>Sewage system</b>	Municipal sewer
<b>Siding</b>	Brick, Other
<b>Type of business/Industry</b>	Manufacturing
<b>Water supply</b>	Municipality
<b>Windows</b>	Wood, PVC
<b>Zoning</b>	Commercial, Industrial