



Property Description

Building Area (sq. ft.)	-	750,000 +/-
Excess Land Area (sq. ft.)	-	8,021
Year Built	-	1889
Expansion Years	-	1890 - 1947
Municipal Taxes (2012)	-	\$12,014
Net Rental Rate (\$/sq. ft.)	-	\$3.00
Leasable Area (sq. ft.)	-	746,263
Vacancy	-	100%
Operating Costs (\$/sq. ft.)	-	\$0.33

About Magog

- Magog is located in Southeastern Quebec, approximately 120 km's east of Montreal and 32 km's north of the border with Vermont US at the confluence of Lake Memphremagog, with the Riviere aux Cerises and the Magog River
- Magog has a population of approximately 23,880 and is a major centre and industrial city in the Regional County Municipality of Memphremagog. The industrial centre represents 38% of employment in the area
- Magog is in a resort area with shops and services catering to tourists. It is one of the largest tourist areas in the Eastern Townships





Section	Sq. Ft.	# of Floors	Availability
2	76,844	3	Vacant
2A	18,560	1	Vacant
3	140,945	4	Vacant
3A	51,845	5	Vacant
4	20,084	3	Vacant
5	27,495	5	Vacant
5A	37,696	3	Vacant
6	120,235	3	Vacant
6A	10,581	3	Vacant
7	12,800	2	Vacant
7A	10,846	1	Vacant
8	130,716	4	Vacant
9	4,176	2	Vacant
10	83,440	2	Vacant
Total	745,263		

