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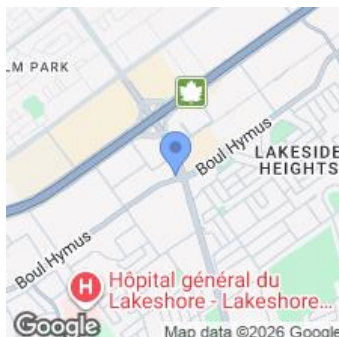
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Centris No. 12480963 **(Active)**

[See all pictures](#)



\$10,000,000 + GST/QST

610 Boul. St-Jean

Pointe-Claire

H9R 3K2

Region Montréal

Neighbourhood Central West

Near Hymus

Industrial Park

Property Type	Commercial	Year Built	1970
Style	Building	Expected Delivery Date	
Condominium Type		Specifications	
Property Use	Commercial and office space	Declaration of co-ownership	
Building Type	Detached		
Total Number of Floors	2		
Building Size	82 X 103 ft irr	Special Contribution	
Living Area		Meeting Minutes	
Building Area	8,100 sqft	Financial Statements	
Lot Size	235 X 200 ft irr	Building Rules	
Lot Area	37,000 sqft	Building insurance	
Cadastre of Immovable	2527636	Maintenance log	
Cadastre of Common Portions		Co-ownership insurance	
Trade possible		Contingency fund study	
Zoning	Residential, Commercial	Reposess./Judicial auth.	No
Type of Operation	Retail	Certificate of Location	Yes (2013)
Type of Business		File Number	
		Occupancy	30 days PP/PR Accepted
		Deed of Sale Signature	30 days PP/PR Accepted

Municipal Assessment		Taxes (annual)		Energy (annual)	
Year	2021	Municipal	\$233,060 (2024)	Electricity	\$53,928
Lot	\$1,804,600	School	\$5,774 (2024)	Oil	
Building	\$5,028,000	Infrastructure		Gas	\$5,426
		Business Tax			
		Water			
Total	\$6,832,600	Total	\$238,834	Total	\$59,354

Annual Expenses (excluding operating costs)

Insurance	\$1,423	Snow removal	\$9,950	Other	\$5,000
Common expenses	\$0	All expenses and taxes are reimbursed by the current tenant.			
Total	\$16,373				

Use of Space - Available Area of 20,521 sqft

Type	Commercial	Monthly Rent	\$36,600 (2024-08-16)	Included in Lease
Unit Number		Type of Lease	Net	
Corporate Name	RBC	Rental Value		Excluded in Lease
Area	20,521 sqft	Lease Renew. Option		
Lease	Month	Block Sale		
Franchise		In Operation Since	1996	
		Franchise Renew. option		

Features

Sewage System	Municipality	Property/Unit Amenity	Elevator, Central air conditioning, Sprinkler system
Water Supply	Municipality	Loading Platform	
Foundation	Poured concrete	Rented Equip. (monthly)	
Roofing	Asphalt and gravel	Cadastre - Parkg (incl. pri	
Siding	Aluminum, Brick	Cadastre - Parkg (excl. pri	
Dividing Floor	Concrete	Parkg (total)	
Windows	Aluminum	Driveway	
Energy/Heating		Lot	
Heating System		Distinctive Features	Street corner
Basement	6 feet and more	Proximity	Highway, Réseau Express Métropolitain (REM)
Renovations		Environmental Study	
Water (access)		Garage	
Mobility impaired accessible	Lifting platform		

Inclusions

Exclusions

Remarks

This Property is located at the one of the most important intersections in the West-Island of Montreal, at the corner of St-Jean and Hymus Boulevards; this intersection is considered an integral part of what is recognized as Downtown West-Island. Very visible, the Property is just across the street from the Terrarium Center, where there is a Walmart store and a Home Depot building center, along with several other retail outlets and restaurants. The Fairview regional mall is only a few minutes walk away, as is the location of the new REM station, scheduled to be operational in 2025.

Addendum

The entire Building is occupied by the Royal Bank of Canada (RBC), on a month-to-month basis, and includes the Main floor, the basement and the second floor, and the bank has consistently renewed its lease in the Building in the past since 1996. The Second floor is accessible via elevator, meeting standards for users with reduced mobility, and is built out as offices, with a large kitchen/lunch room; the superficial area of the second floor is approximately 9,220 square feet. The Main floor, measuring approximately 8,100 square feet, is built out as typical bank space, including a large reception area for tellers as well as individual consultation offices. The partial basement, measuring 3,201 square feet, houses dedicated space for employees, including washrooms, a lunch room and a kitchen, etc., as well as the building service areas and two vaults. The basement is also serviced by a second handicap elevator from the ground floor.

Zoned C5, the Property offers excellent investment potential, with possibility for an array of commercial uses, including multi-residential (conditional zoning), and hotel (conditional zoning), and an allowable development height of up to 10 floors. All potential buyers should confirm development possibilities with the city.

This Building is in impeccable condition, having been maintained with care over its entire life.

In addition to its attractive commercial positioning, this Property is within a few minutes drive to the Lakeshore Hospital (the

West-Island's main hospital), and to several medical centers in the immediate vicinity.

Sale without legal warranty of quality, at the buyer's risk and peril

Seller's Declaration

No

Source

FIDELIS IMMOBILIER COMMERCIAL, Real Estate Agency

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



Frontage



Parking



Other



Elevator



Other



Reception area



Room



Office



Conference room



Hall



Reception area



Office



Office



Office



Conference room



Conference room