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Centris No. 18950432 (Active)

[See all pictures](#)



\$3,825/month + GST/QST

4363 Rue St-Denis
Montréal (Le Plateau-Mont-Royal)
H2J 2L2

Region Montréal
Neighbourhood Le Plateau-Mont-Royal
Near Entre Marie-Anne et Mont-Royal

Industrial Park

Property Type	Commercial	Year Built	Unknown
Style	Unit	Expected Delivery Date	
Condominium Type		Specifications	
Property Use	Commercial and office space	Declaration of co-ownership	
Building Type	Attached	Special Contribution	
Total Number of Floors		Meeting Minutes	
Unit or Building Size		Financial Statements	
Gross Living Area	2,451 sqft	Building Rules	
Building Area		Building insurance	
Lot Size		Maintenance log	
Lot Area		Co-ownership insurance	
Cadastre Priv. Portion/Imm.	1203491	Contingency fund study	
Cadastre of Common Portions		Reposess./Judicial auth.	
Trade possible		Certificate of Location	No
Zoning	Commercial	File Number	
Type of Operation	Retail, Service	Occupancy	According to the leases
Type of Business		Deed of Sale Signature	

Municipal Assessment	Taxes (annual)	Energy (annual)
Year	Municipal	Electricity
Lot	School	Oil
Building	Infrastructure	Gas
	Business Tax	
	Water	
Total	Total	Total

Use of Space - Available Area of 2,451 sqft			
Type	Commercial	Monthly Rent	Included in Lease
Unit Number	4363	Type of Lease	
Corporate Name		Rental Value	Excluded in Lease
Area	2,451 sqft	Lease Renew. Option	

Lease Franchise	Vacant	Block Sale In Operation Since Franchise Renew. option
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Features

Sewage System

Property/Unit Amenity

Signs allowed, Sprinkler system, Central heat pump

Water Supply

Loading Platform

Foundation

Rented Equip. (monthly)

Roofing

Cadastre - Parkg (incl. pri

Siding

Cadastre - Parkg (excl. pri

Dividing Floor

Parkg (total)

Windows

Driveway

Energy/Heating

Electricity

Lot

Heating System

Electric baseboard units, Forced air

Distinctive Features

Basement

Proximity

Metro, Public transportation

Renovations

Environmental Study

Water (access)

Garage

Mobility impaired accessible

Inclusions

One fridge.

Exclusions

Remarks

For the public browsing on Centris, please see the full description by clicking on the tab below on the right (Visit the broker's website).

Addendum

Just steps from the Mont-Royal metro station, this magnificent and spacious 2,451-square-foot second-floor commercial space was completely renovated in 2018 with its elegant and immense half-moon window on the façade.

Early November 2025, this space was repainted white (walls and ceilings) and the floors were varnished.

Perfectly suited for professional office activities, IT, or even aesthetic and beauty services, for example.

Come visit it; I guarantee you'll feel right at home in this space. Spaces of this quality are rare in the Plateau Mont-Royal, and with all the services around St-Denis Street and Mont-Royal Avenue, your employees will love it.

THE SPACE IS COMPOSED AS FOLLOWS :

- Air-conditioning system already in place.
- 2 large, enclosed office spaces.
- 1 huge open-concept room.
- 1 beautiful, modern and welcoming kitchenette.
- 2 beautiful washrooms, one with a shower.

RENT

- The base rent is \$3,825 per month for the first year (\$18.73 per sq. ft.).
- The estimated additional rent for 2026 is \$1,758 per month (\$8.60 per sq. ft.).
- The estimated total gross rent is \$5,583 per month (\$27.33 per sq. ft.).
- GST and QST taxes apply and are in addition to the above rents.
- The tenant is responsible for energy costs for the premises.
- A security deposit equal to 3 months' gross rent is required at the time of lease signing.

Welcome everyone! Please, visit by appointment only.

This is not an offer or promise to rent that could bind the landlord to the tenant , but an invitation to submit such offers or promises.

Seller's Declaration

No

Source

RE/MAX DU CARTIER INC., Real Estate Agency



Frontage



Frontage



Interior



Interior



Interior



Interior



Kitchenette



Kitchenette



Conference room



Powder room



Bathroom



Interior



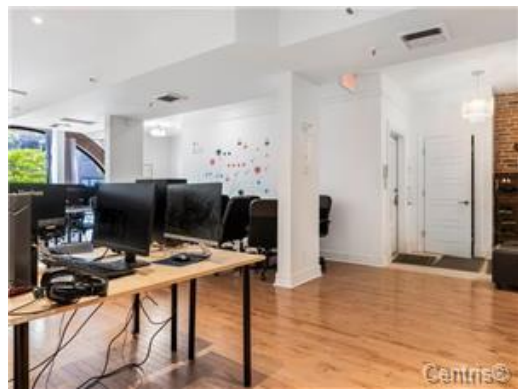
Frontage



Interior



Interior



Interior



Exterior