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Centris No. 24147522 (Active)

[See all pictures](#)



\$699,000 + GST/QST

3445 Mtée St-Hubert
Longueuil (Saint-Hubert)
J3Y 4J6

Region Montérégie
Neighbourhood Prince-Charles
Near

Industrial Park

Property Type	Commercial	Year Built	1980
Style	Building	Expected Delivery Date	
Condominium Type		Specifications	
Property Use	Commercial only	Declaration of co-ownership	
Building Type	Detached	Special Contribution	
Total Number of Floors		Meeting Minutes	
Building Size		Financial Statements	
Living Area		Building Rules	
Building Area	1,768.51 sqft	Building insurance	
Lot Size	55 X 100 ft	Maintenance log	
Lot Area	5,500.36 sqft	Co-ownership insurance	
Cadastre of Immovable	2199957 CDQ	Contingency fund study	
Cadastre of Common Portions		Reposess./Judicial auth.	No
Trade possible		Certificate of Location	No
Zoning	Commercial	File Number	
Type of Operation	Retail, Service	Occupancy	30 days PP/PR Accepted
Type of Business	Pet shop, Bakery, Laundromat, Coffee/Donuts, Candy/Chocolate shop, Convenience store, Supermarket, Florist, Fruits and vegetables, Department store, Dry-cleaning, Pastry shop, Hardware store, Hairdresser, Tobacco shop, Caterer	Deed of Sale Signature	30 days PP/PR Accepted

Municipal Assessment		Taxes (annual)		Energy (annual)	
Year	2023	Municipal	\$8,972 (2025)	Electricity	
Lot	\$204,400	School	\$242 (2025)	Oil	
Building	\$131,600	Infrastructure		Gas	
		Business Tax			
		Water			
Total	\$336,000	Total	\$9,214	Total	

Use of Space - Available Area of 1,768 sqft

Type	Commercial	Monthly Rent	Included in Lease
Unit Number	3445	Type of Lease	
Corporate Name		Rental Value	Excluded in Lease
Area	1,768 sqft	Lease Renew. Option	Heating, Taxes, Water taxes, Internet, Electricity, Air conditioning, Cable/TV, Hot water, Snow removal, Lawn
Lease Franchise	Vacant	Block Sale In Operation Since Franchise Renew. option	

Features

Sewage System	Municipality	Property/Unit Amenity	
Water Supply	Municipality	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		Distinctive Features	Highway, Public transportation
Basement		Proximity	
Renovations		Environmental Study	
Water (access)		Garage	
Mobility impaired accessible			

Inclusions

Exclusions

The tenant's property and personal belongings.

Remarks

Commercial building located on Montée Saint-Hubert, offering excellent visibility and quick access to highways 30 and 116. C13-043 zoning allowing for retail businesses and local services. Outdoor parking available for customers and recent renovations adding value and functionality. Ideal for owner-occupiers, investors, or entrepreneurs looking for a strategic location in a growing area.

Addendum

Investment or occupancy opportunity!

Commercial building strategically located on Montée Saint-Hubert, a busy and well-known thoroughfare in the Saint-Hubert borough of Longueuil.

This location offers exceptional visibility and direct accessibility thanks to its proximity to highways 30 and 116 and major public transit routes. The area benefits from a high residential density and growing traffic, making it an ideal location to attract a diverse and loyal clientele.

The C13-043 zoning allows for several types of commercial uses, including retail and local services (C1) as well as local businesses (C2). This ensures great flexibility in terms of the type of business that can be established there.

Key features:

- Prime location in the heart of a mixed residential and commercial area.
- Excellent visibility and facade directly overlooking a major thoroughfare.
- Outdoor parking available for customers and employees, a major asset for this area.
- Recent renovations providing comfort, modernity, and reducing the initial investment requirements for a future occupant.
- Versatile building with a configuration that can be adapted to suit the type of business.
- Growing area, surrounded by schools, local shops, services, and established residential neighborhoods.

- Ideal for owner-occupiers, investors, or entrepreneurs looking to take advantage of a strategic location.

Whether for setting up a new business, relocating an existing one, or for long-term investment, this property offers excellent potential for profitability and appreciation.

NB: Following a fire in 2022, the seller carried out the necessary renovations to the building. All costs were covered by the insurer. The current municipal value does not reflect these renovations. An increase in municipal taxes could therefore be expected during the next assessment review.

Sale with exclusion(s) of legal warranty : Sale without legal guarantee of quality, at the buyer's own risk.

Seller's Declaration

No

Source

RE/MAX PERFORMANCE INC., 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



Interior



Interior



Interior



Interior



Interior



Interior



Bathroom



Exterior



Frontage