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Centris No. 23664508 (Active)

[See all pictures](#)



\$459,000 + GST/QST

4763 Av. Papineau
Montréal (Le Plateau-Mont-Royal)
H2H 1V4
Region Montréal
Neighbourhood Le Plateau-Mont-Royal
Near Mont-Royal

Industrial Park

Property Type	Commercial	Year Built	2017
Style	Unit	Expected Delivery Date	
Condominium Type	Divided Share 2.68%	Specifications	
Property Use	Offices only	Declaration of co-ownership Issued	Yes (2017)
Building Type	Attached	Published to RFQ	Yes (2017-10-13)
Total Number of Floors		Special Contribution	
Private Portion Size	30 X ft irr	Meeting Minutes	
Plan Priv. Portion Area	899 sqft	Financial Statements	
Building Area		Building Rules	Yes
Lot Size		Building insurance	
Lot Area		Maintenance log	
Cadastre of Private Portion	6131433	Co-ownership insurance	
Cadastre of Common Portions	6131410	Contingency fund study	
Trade possible		Reposess./Judicial auth.	No
Zoning	Commercial	Certificate of Location	Yes (2017)
Type of Operation		File Number	
Type of Business		Occupancy	30 days PP/PR Accepted
		Deed of Sale Signature	30 days PP/PR Accepted

Municipal Assessment		Taxes (annual)		Energy (annual)	
Year	2025	Municipal	\$8,945 (2026)	Electricity	
Lot	\$101,000	School	\$263 (2026)	Oil	
Building	\$280,600	Infrastructure		Gas	
		Business Tax			
		Water			
Total	\$381,600	Total	\$9,208	Total	\$0

Annual Expenses (excluding operating costs)	
Condominium fees	\$3,511
Total	\$3,511

Use of Space - Available Area of 899 sqft

Type	Office	Monthly Rent	Included in Lease
Unit Number	4763	Type of Lease	
Corporate Name		Rental Value	Excluded in Lease
Area	899 sqft	Lease Renew. Option	
Lease Franchise	Owner-occupant	Block Sale In Operation Since Franchise Renew. option	

Features

Sewage System	Municipality	Property/Unit Amenity	Central air conditioning
Water Supply	Municipality	Loading Platform	
Foundation	Concrete slab on ground	Rented Equip. (monthly)	
Roofing		Cadastre - Parkg (incl. pri	
Siding	Brick	Cadastre - Parkg (excl. pri	
Dividing Floor	Concrete	Parkg (total)	
Windows		Driveway	
Energy/Heating	Electricity	Lot	
Heating System	Electric baseboard units	Distinctive Features	
Basement		Proximity	Highway, Metro, Public transportation
Renovations		Environmental Study	
Water (access)		Garage	
Mobility impaired accessible	Adapted entrance		

Inclusions

Air conditioning/ventilation system. Alarm system. Light fixtures, dishwasher and refrigerator.

Exclusions

Addendum

Unpretentious yet undeniably the most beautiful ground-floor office space in the Plateau Mont-Royal.

Concrete structure, fully glazed facade providing abundant natural light, modern layout for loft- style professional offices. Air conditioning system already installed. Kitchen. Bathroom.

A distinctive welcome awaits between the sidewalk and the large storefront window, with a magnificent long strip of greenery at the entrance to charm both occupants and guests. This green outdoor walkway will make you happy even before you open your office door. This front exterior area is designated in the co-ownership declaration as a common area for restricted use by the co-owner.

Mount Royal Avenue is just steps away, offering a multitude of services nearby, including restaurants, cafes, bakeries, grocery stores, and various other shops. Your employees and customers will greatly appreciate this. Furthermore, the location is very well served by public transportation, including the Mont-Royal and Laurier metro stations (exit via Gilford), a 16-minute walk (according to Google Maps), as well as bus routes 27, 47, and 97.

The space is available now. A great opportunity.

The gross floor area of the space is 977 square feet.

The net floor area of the space is 899 square feet.

The plans are available.

N.B.

The City ONLY permits use for professional offices.

It also appears that the City would permit purely residential use. However, the buyer will need to verify this with the City to

determine the specific requirements. This will also be conditional upon the approval of the Condominium Association .

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.

Sale with legal warranty of quality

Seller's Declaration

No

Source

RE/MAX DU CARTIER INC., Real Estate Agency

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