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**Centris No.** 17221076 (Active)

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**\$1,495,000 + GST/QST**

**2464-2466 Rue Bélanger**  
**Montréal (Rosemont/La Petite-Patrie)**  
**H2G 1E5**  
**Region** Montréal  
**Neighbourhood** La Petite-Patrie  
**Near** Iberville

**Industrial Park**

<b>Property Type</b>	Commercial	<b>Year Built</b>	1949
<b>Style</b>	Building	<b>Expected Delivery Date</b>	
<b>Condominium Type</b>		<b>Specifications</b>	
<b>Property Use</b>	Commercial only	<b>Declaration of co-ownership</b>	
<b>Building Type</b>	Attached	<b>Special Contribution</b>	
<b>Total Number of Floors</b>	2	<b>Meeting Minutes</b>	
<b>Building Size</b>	26.3 X 99.2 ft irr	<b>Financial Statements</b>	
<b>Gross Living Area</b>	5,272 sqft	<b>Building Rules</b>	
<b>Building Area</b>	2,636 sqft	<b>Building insurance</b>	
<b>Lot Size</b>	26.3 X 99.2 ft irr	<b>Maintenance log</b>	
<b>Lot Area</b>	2,611 sqft	<b>Co-ownership insurance</b>	
<b>Cadastre of Immovable</b>	2168230 Cadastre du Québec	<b>Contingency fund study</b>	
<b>Cadastre of Common Portions</b>		<b>Reposess./Judicial auth.</b>	No
<b>Trade possible</b>		<b>Certificate of Location</b>	Yes (2015)
<b>Zoning</b>	Commercial	<b>File Number</b>	
<b>Type of Operation</b>	Retail, Service	<b>Occupancy</b>	30 days PP/PR Accepted
<b>Type of Business</b>		<b>Deed of Sale Signature</b>	30 days PP/PR Accepted

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Energy (annual)</b>	
<b>Year</b>	2025	<b>Municipal</b>	\$46,789 (2026)	<b>Electricity</b>	
<b>Lot</b>	\$363,900	<b>School</b>	\$1,295 (2025)	<b>Oil</b>	
<b>Building</b>	\$1,417,800	<b>Infrastructure</b>		<b>Gas</b>	
		<b>Business Tax</b>			
		<b>Water</b>			
<b>Total</b>	\$1,781,700	<b>Total</b>	\$48,084	<b>Total</b>	

<b>Use of Space - Available Area of 5,272 sqft</b>			
<b>Type</b>	Commercial	<b>Monthly Rent</b>	<b>Included in Lease</b>
<b>Unit Number</b>	2464	<b>Type of Lease</b>	
<b>Corporate Name</b>		<b>Rental Value</b>	<b>Excluded in Lease</b>

<b>Area</b>	5,272 sqft	<b>Lease Renew. Option</b>
<b>Lease Franchise</b>	Vacant	<b>Block Sale In Operation Since Franchise Renew. option</b>

## Features

<b>Sewage System</b>	Municipality	<b>Property/Unit Amenity</b>	Central air conditioning, Electrical input (200 amps), Signs allowed, Freight elevator, Alarm system
<b>Water Supply</b>	Municipality	<b>Loading Platform</b>	
<b>Foundation</b>	Poured concrete	<b>Rented Equip. (monthly)</b>	
<b>Roofing</b>	Asphalt and gravel	<b>Cadastre - Parkg (incl. pri)</b>	
<b>Siding</b>		<b>Cadastre - Parkg (excl. pri)</b>	
<b>Dividing Floor</b>		<b>Parkg (total)</b>	
<b>Windows</b>		<b>Driveway</b>	
<b>Energy/Heating</b>	Electricity	<b>Lot</b>	
<b>Heating System</b>	Electric baseboard units	<b>Distinctive Features</b>	
<b>Basement</b>	6 feet and more, Partially finished	<b>Proximity</b>	Metro, Public transportation
<b>Renovations</b>		<b>Environmental Study</b>	
<b>Water (access)</b>		<b>Garage</b>	
<b>Mobility impaired accessible</b>	Lifting platform, Adapted bathroom		

## Inclusions

All movable property attached and fixed to the building: the two (2) air conditioning units on the roof, the 60-gallon natural gas water heater, the alarm system, the lighting fixtures, the commercial stove hoods, refrigerated rooms with their compressor in the basement and benches on the ground floor.

## Exclusions

All inventory, i.e. all merchandise belonging to the seller and its suppliers as well as all household appliances (stoves, refrigerators, pantry, fryers, coffee makers, microwaves, etc.), other catering equipment ( furniture, shelves, tables, chairs, etc.), and also all other furniture on the second floor.

## Addendum

Very beautiful 100% commercial building, mostly redone in 2017 (exterior walls of the front and rear sides, rear exterior staircase, roof, floors, ceilings, plumbing and electricity, the basement has been redone, etc.). Free for the future buyer, worth seeing, very rare on the market.

The Iberville metro station is one block to the north (Jean-Talon and Iberville), Molson Park is two blocks to the south, in short a very sought-after area in La Petite-Patrie.

The building has two large, interconnected floors plus a large basement. A small elevator connects the basement to the second floor. This platform lift is suitable for people with reduced mobility.

### THE GROUND FLOOR

A large, well-organized space equipped for cooking, ideal for a restaurant owner needing to produce a large quantity for both delivery and in-house customers. The kitchen could easily be removed for other business projects.

Note: Some kitchen equipment could be sold to the future buyer if they wish to work in the restaurant business.

### UPSTAIRS

You will find a huge reception room, a service room for servers (keep heat, cold keeper, etc.), toilet rooms, storage rooms and a large conference room. This floor has a beautiful large skylight.

### THE BASEMENT

With a height of 7 feet and 4 inches on a cement floor, the space is largely fitted out with refrigerated rooms, various storage rooms, space for an office, toilet rooms, etc. Well thought out for the restaurateur who plans to have a good production volume.

**THE SURFACE AREA OF THE BUILDING**

2,636 sq. ft. on the ground floor

2,636 sq. ft. on the second floor

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5,272 sq. ft. ABOVE-GROUND AREA

2,636 sq. ft. in the basement

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7,908 sq. ft. TOTAL gross area

The areas are gross and calculated on the measured area (MA) of the surveyor's report to the location certificate (year 2015).

An excellent investment for an owner-occupier wishing to set up his business or for an experienced investor looking for a beautiful, quality building with very good profitability potential. Come visit it and you will understand that it is an exceptional building.

Sale without legal warranty of quality, at the buyer's own risk.

Offers to purchase must be accompanied by proof of down payment.

The choice of inspector must be approved by the parties.

**Sale with exclusion(s) of legal warranty : This sale is made without any legal warranty of quality, at the buyer's own risk.**

**Seller's Declaration**

No

**Source**

RE/MAX DU CARTIER 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.