



Steve Gaané-Valdes, Residential and Commercial Real Estate Broker, on behalf of:

Équipe/Team SGV
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Centris No. 25606577 (Active)

[See all pictures](#)



\$25.00/year/sqft + GST/QST X 5 year(s)

7199 Boul. St-Michel
Montréal (Villeray/Saint-Michel/Parc-Extension)
H2A 2Z6
Region Montréal
Neighbourhood Saint-Michel
Near
Industrial Park

Property Type	Commercial	Year Built	1970
Style	Unit	Expected Delivery Date	
Condominium Type		Specifications	
Property Use	Commercial and office space	Declaration of co-ownership	
Building Type	Detached	Special Contribution	
Total Number of Floors		Meeting Minutes	
Unit or Building Size		Financial Statements	
Living Area		Building Rules	
Building Area		Building insurance	
Lot Size		Maintenance log	
Lot Area		Co-ownership insurance	
Cadastre Priv. Portion/Imm.	2215523	Contingency fund study	
Cadastre of Common Portions		Reposess./Judicial auth.	
Trade possible		Certificate of Location	
Zoning	Commercial	File Number	
Type of Operation	Retail, Service	Occupancy	2026-04-13
Type of Business	Office, Clinic, Accounting, Beauty salon, Boutique, Decoration, Distributor, Driving school, Locksmith, Photo studio, Printing, Real estate agency, School, Notary, Law Office, Bank and more	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 5,240 sqft

Type	Office	Monthly Rent	\$25 (2026-04-13)	Included in Lease
Unit Number	1	Type of Lease	Net	
Corporate Name		Rental Value		Excluded in Lease
Area	5,240 sqft	Lease Renew.		
Lease	Month	Option		
Franchise		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, Heating oil	Lot		
Heating System		Distinctive Features		
Basement	6 feet and more	Proximity		Highway, Metro, Public transportation
Renovations		Environmental Study		
Water (access)		Garage		
Mobility impaired accessible				
Inclusions				
Exclusions				
Remarks				
Ideally located at the corner of Jean-Talon and St-Michel, this spacious office in a well-maintained commercial building, with a total area of 5,240 sq.ft., is available immediately. The space can accommodate a variety of businesses (subject to approval by the City of Montreal) thanks to its practical and adaptable layout. An opportunity not to be missed! To arrange a visit, please contact the listing broker.				
Addendum				
Local 1 : 7199 blvd St-Michel 2240 Sqft main floor and basement of 3000 sqft				
Seller's Declaration		No		
Source				
GROUPE SUTTON - EXPERT, Real Estate Agency				