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Centris No. 27957663 (Active)



\$5,800/month + GST/QST X 5 year(s)

3822 Boul. St-Laurent
Montréal (Le Plateau-Mont-Royal)
H2W 1X6
Region Montréal
Neighbourhood Le Plateau-Mont-Royal
Near
Industrial Park

Property Type	Commercial	Year Built	1962
Style	Unit	Expected Delivery Date	
Condominium Type		Specifications	
Property Use	Commercial only	Declaration of co-ownership	
Building Type	Attached		
Total Number of Floors		Special Contribution	
Unit or Building Size		Meeting Minutes	
Plan Living Area	1,450 sqft	Financial Statements	
Building Area		Building Rules	
Lot Size		Building insurance	
Lot Area		Maintenance log	
Cadastre Priv. Portion/Imm.	2003367	Co-ownership insurance	
Cadastre of Common Portions		Contingency fund study	
Trade possible		Reposess./Judicial auth.	No
Zoning	Commercial	Certificate of Location	No
Type of Operation	Retail, Service	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		Municipal	Not issued	Electricity	
Lot		School	Not issued	Oil	
Building		Infrastructure	Not issued	Gas	
		Business Tax	Not issued		
		Water	Not issued		
		Other			
Total	Not issued	Total	Not issued	Total	

Use of Space - Available Area of 1,450 sqft			
Type	Commercial	Monthly Rent	Included in Lease
Unit Number	3822	Type of Lease	Excluded in Lease
Corporate Name		Rental Value	
Area	1,450 sqft	Lease Renew.	
		Option	
Lease	Vacant	Block Sale	

Franchise	In Operation Since Franchise Renew. option	
Features		
Sewage System	Municipality	Equipment/Services
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		Lot
Heating System	Electric baseboard units	Distinctive Features
Basement		Proximity Metro, Public transportation
Renovations		Environmental Study
Water (access)		Garage
Mobility impaired accessible		
Inclusions		
Exclusions		
Broker - Remarks		
<p>Excellent location for any business wishing to set up there. Huge pedestrian traffic with visibility that will set your business apart. The premises are located on St-Laurent Boulevard in Plateau Mont-Royal between Roy and Saint-Cuthbert streets. The commercial space on the 2nd floor is also available and can be combined with the one on the ground floor mls: 11110917 for a total area of 4350 square feet. Who is feeling lucky! Call us for a visit!</p>		
Addendum		
<p>-Local with an area of 1400 square feet -2nd floor also available mls: 11110917 with a size of 2900 square feet for a total of 4350 square feet -The operating costs for this space will be \$1500 per month -Excellent visibility -A location of choice on a main artery</p> <p>Use of the premises:</p> <p>-Daycare (formerly a daycare) -Shop -Café bistro -Clinical -Professional offices -Hair salon and others according to the standards of the city of Montreal</p> <p>Call us for a visit!</p>		
Seller's Declaration	No	
Source		
GROUPE SUTTON - PERFORMER INC., Real Estate Agency		



Frontage



Interior



Interior



Interior



Interior



Interior



Interior



Frontage



Street



Frontage



Exterior