



Richard Boivin, Residential and Commercial Real Estate Broker, on behalf of:

Boivin équipe immobilière
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Centris No. 22860697 (Active)

[See all pictures](#)



\$4,500/month + GST/QST

2078 Rue Ste-Hélène, local 6
Longueuil (Le Vieux-Longueuil)

J4K 3T6

Region Montérégie

Neighbourhood Central

Near

Industrial Park

Property Type	Commercial	Year Built	1971
Style	Unit	Expected Delivery Date	
Condominium Type		Specifications	
Property Use	Commercial and office space	Declaration of co-ownership	
Building Type	Attached	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.	2629044 CDQ	Contingency fund study	
Cadastre of Common Portions		Reposess./Judicial auth.	
Trade possible		Certificate of Location	
Zoning	Commercial	File Number	
Type of Operation	Service	Occupancy	30 days PP/PR Accepted
Type of Business	Fitness centre, Office, Health centre, Massotherapy, Boutique	Deed of Sale Signature	15 days PP/PR Accepted

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 2,811 sqft			
Type	Commercial	Monthly Rent	Included in Lease
Unit Number		Type of Lease	
Corporate Name		Rental Value	\$4,500 Excluded in Lease

Area	2,811 sqft	Lease Renew. Option
Lease Franchise	Vacant	Block Sale In Operation Since Franchise Renew. option

Features

Sewage System
Water Supply
Foundation
Roofing
Siding
Dividing Floor
Windows
Energy/Heating
Heating System
Basement
Renovations
Water (access)
Mobility impaired accessible

Property/Unit Amenity
Loading Platform
Rented Equip. (monthly)
Cadastre - Parkg (incl. pri
Cadastre - Parkg (excl. pri
Parkg (total)
Driveway
Lot
Distinctive Features
Proximity
Environmental Study
Garage

Inclusions

Exclusions

Remarks

Polyvalent commercial space offering 2,811 sqft of rentable area, suitable for a variety of business uses. GROSS LEASE including energy at less than \$20/sqft/year. The property offers dedicated on-site parking as well as several street parking spaces, providing convenient access for occupants and their clientele. Ideal for offices, service-oriented businesses, a fitness or training studio, or a retail boutique. A well-located and versatile space suited to many types of commercial activities.

Addendum

Strategically located on a busy commercial artery near Curé-Poirier O., boul. Taschereau and the bridges.

Approximately 10 minutes from Longueuil Metro, with a bus stop directly in front of the building.

Private entrance separate from the other premises. Space located in a semi-basement with large front windows, providing excellent natural light.

The property offers one dedicated parking space, in addition to several street parking spaces, ensuring convenient access for occupants and their clientele.

GROSS LEASE -- all inclusive, including electricity, heating, air conditioning, hot water, municipal and school taxes, building insurance, snow removal and maintenance of common areas, as well as one dedicated parking space, at less than \$20 per sq. ft. per year.

Rentable area (BOMA): 2,811 sqft

Seller's Declaration

No

Source

RE/MAX PERFORMANCE INC., Real Estate Agency



Frontage



Other



Other



Other