

**NEW**

**FOR RENT / COMMERCIAL CONDO**

**\$3,800 / month + GST/QST**

425A Rue Rachel E., app. A

Montréal (Le Plateau-Mont-Royal)

**1350 sq. ft..**

**CONTACT REAL ESTATE BROKER**

**Michele Bouchard**

Real Estate Broker  
groupe sutton - centre -  
ouest inc.



**514-933-5800**





1350 .

## PROPERTY DETAILS FOR RENT

### ADDRESS

425A Rue Rachel E., app. A, Montréal (Le Plateau-Mont-Royal), H2J2G8

TV + INTERNET

### INSCRIPTION

20059665

### TYPE

Commercial condo

### OCCUPATION

60 days

View on the map



### Calculate your mortgage payments

Property price (\$)	Interest rate (%)	Amortization
0 \$	%	▼
Down payment (\$)	Payment frequency	
0 \$	▼	

Calculate

Speak to an Expert

Your payments \$

Legal notes (+)

## DESCRIPTION OF THE PROPERTY FOR RENT



Commercial unit with great location. Possibility of occupying part of the basement for storage or other. Huge commercial unit located on the ground floor, with private entrance directly on the street, ideal for a commerce of choice. Ceiling height of more than 11 feet. Exceptional location for Plateau Mont-Royal. The ground floor offers plenty of window options. Next to the Rachelle-Bery supermarket, SAQ, bakery, Telus, Kanuk, etc.

Neighboring restaurants and park adjacent. Ideal for pharmacy, professional clinic, bike commerce, services.

- Strategic location
- Back door access

All the fees for electricity and taxes (municipal and school) will be the responsibility of the tenant as well as a percentage of the building insurance.

Unit 425A is located on the Nord-West of the ground floor.

The owner will be responsible for building the wall that will separate the 2 units.

The following businesses abstain:

- Bar and restaurants
- Pet store or vet clinic
- Night club

The basement is a common part and the owner of unit 425 has exclusive use. That being said, the owners of the building have access to emergency or reparations for the water heaters.

Tenant shall provide the following documents before moving in:

- tenant insurance for 2MM\$
- security deposit of 3 months of rent
- satisfactory credit check by Oigny & Thibodeau
- business plan if possible

Possible move-in date is 60 days but it can be beforehand. Come visit.

Included: n/a

Excluded: Heating, electricity, prorata of the insurance of the unit, taxes and all possible new taxes from the city.

## Dimensions



**Characteristics**

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Heating system	Electric baseboard units
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Water supply	Municipality
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Heating energy	Electricity
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Windows	Wood
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Kind of commerce	Other
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Type of business/Industry	Retail
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Proximity	Highway, Public transport
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Siding	Wood, Brick
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Basement	6 feet and over
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Sewage system	Municipal sewer
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Zoning	Commercial
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**Expenses**

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Co-ownership fees	\$12.00
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Municipal Taxes	\$0.00
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School taxes	\$0.00
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