



\$6,000/month + GST/QST
1031 Av. du Mont-Royal E.
Montréal (Le Plateau-Mont-Royal)
H2J 1X6
Region Montréal
Neighbourhood Le Plateau-Mont-Royal
Near Christophe-columb
Industrial Park

Property Type	Commercial	Year Built
Style	Unit	Expected Delivery Date
Condominium Type		Specifications
Property Use	Commercial only	Declaration of co-ownership
Building Type	Attached	
Total Number of Floors		
Unit or Building Size		Special Contribution
Living Area		Meeting Minutes
Building Area		Financial Statements
Lot Size		Building Rules
Lot Area		Building insurance
Cadastre Priv. Portion/Imm.		Maintenance log
Cadastre of Common Portions		Co-ownership insurance
Trade possible		Contingency fund study
Zoning	Commercial	Reposess./Judicial auth.
Type of Operation	Retail	Certificate of Location No
Type of Business		File Number
		Occupancy 2025-08-01
		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 2,183 sqft			
Type	Commercial	Monthly Rent	Included in Lease
Unit Number	1031	Type of Lease	
Corporate Name		Rental Value	\$6,000 Excluded in Lease
Area	2,183 sqft	Lease Renew.	
		Option	
Lease	Vacant	Block Sale	
Franchise		In Operation Since	
		Franchise Renew.	
		option	

Features	
Sewage System	Property/Unit Amenity
Water Supply	Loading Platform
Foundation	Rented Equip. (monthly)
Roofing	Cadastre - Parkg (incl. pri

Siding Dividing Floor Windows Energy/Heating Heating System Basement Renovations Water (access) Mobility impaired accessible	Cadastre - Parkg (excl. pri Parkg (total) Driveway Lot Distinctive Features Proximity Environmental Study Garage
Inclusions	
Exclusions	
Remarks Commercial premises located on Avenue du Mont-Royal with a prime location and exceptional pedestrian traffic . The area is approximately 2,183 square feet. Entirely renovated / Large display / Many commercial uses are permitted.	
Addendum Commercial premises located on Avenue du Mont-Royal with a great location and exceptional pedestrian traffic . Located right in front of the busy SQDC and close to the Mont-Royal metro station, SAQ, Inter-Marché, Starbucks, Boulangerie Première Moisson and several other famous shops & cafes on Avenue Mont-Royal. The area is approximately 2,183 square feet. Available on November 1st 2025 (before may be possible). ZONING C.4 Several commercial uses are allowed. RENT Base rent is \$6,000/month Additional rent is \$2,056 (based on 2025) For a total of \$8,056/month (+ GST and QST). Entirely renovated / High ceiling / Large display!	
Seller's Declaration No	
Owner David Sarraf (E) 3668 West 29th Avenue Vancouver (BC) V6T 1T4	Representative

Listing Broker(s)

IMM AGENCE IMMOBILIÈRE
Real Estate Agency
514-246-5653
info@agenceimm.ca
http://www.agenceimm.ca

Robert-Charles Ferland, E.A.
Certified Residential and Commercial Real Estate Broker AEO
514-246-5653
info@agenceimm.ca
http://www.agenceimm.ca

Compensation sharing		Broker's Declaration	No
Sale		Contract-Sale	
		Contract-Rental	14776
Rental	2.50 % of the total amount of the established rent		
Lease renewal compensation	Yes	Listing on the Internet	Yes
Other information			
Date of Contract Signature	2025-06-27		
Expiration Date	2026-01-31	Last Price	\$6,000/month + GST/QST
Appointment Info	24-hour minimum notice	Previous Price	
Name of the person to contact		Original Price	\$6,000/month + GST/QST
Telephone for Appointment			
Info Selling Broker	Commission on base AND additional rent : 2,5% years 1 -3 / 1,25% 4- 10 following years / The owner is not interested to rent the premises for a coffee shop!		