



Robert-Charles Ferland, E.A., Certified Residential and Commercial Real Estate Broker AEO
IMM AGENCE IMMOBILIÈRE
 Real Estate Agency
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Centris No. 23894954 (Active)



\$4,800/month + GST/QST

**1034 Av. du Mont-Royal E.
 Montréal (Le Plateau-Mont-Royal)
 H2J 1X6**

Region Montréal
Neighbourhood Le Plateau-Mont-Royal
Near Christophe-colomb
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		Special Contribution	
Unit or Building Size		Meeting Minutes	
Living Area		Financial Statements	
Building Area		Building Rules	
Lot Size		Reposess./Judicial auth.	No
Lot Area		Trade possible	
Cadastre Priv. Portion/Imm.		Certificate of Location	No
Cadastre of Common Portions		File Number	
Zoning	Commercial	Occupancy	2022-09-01
Type of Operation	Retail	Deed of Sale Signature	
Type of Business			

Municipal Assessment	Taxes (annual)	Energy (annual)
Year	Municipal	Electricity
Lot	School	Oil
Building	Infrastructure	Gas
	Business Taxes	
	Water	
Total	Total	Total

Use of Space - Available Area of 1,800 sqft			
Type	Commercial	Monthly Rent	Included in Lease
Unit Number	1034	Type of Lease	
Corporate Name		Rental Value	\$5,500 Excluded in Lease
Area	1,800 sqft	Lease Renew.	
		Option	
Lease	Vacant	Block Sale	
Franchise		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)

Equipment/Services
Loading Platform
Rented Equip. (monthly)
Cadastre - Parkg (incl. p
Cadastre - Parkg (excl. p
Parkg (total)
Driveway
Lot
Distinctive Features
Proximity
Environmental Study
Garage

Inclusions

Exclusions

Broker - Remarks

Commercial premises located on Avenue du Mont-Royal with a prime location and exceptional pedestrian traffic. The area is approximately 1,800 square feet. Large display case. Many commercial uses are permitted such as a café, grocery store, caterer, pharmacy, fast food restaurants (12 places and less and/or delivery).

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 1,800 square feet/ Large display case.

ZONING C.4

Several commercial uses are allowed such as the following:

- café
- grocery store
- pharmacy
- caterer
- Restaurants (12 places and less and/or delivery)..

RENT

Base rent is \$4,800/month

Additional rent is \$2,029.32 (based on 2021)

For a total of \$6,829.32/month (+ GST and QST).

Quick occupation possible!

Possibility to buy the existing equipment.

Seller's Declaration

No

Source

IMM AGENCE IMMOBILIÈRE, Real Estate Agency



Frontage



Frontage



Frontage



Interior



Interior



Interior



Interior



Interior



Interior



Interior



Interior



Interior



Interior



Interior



Interior



Overall view



Overall view



Overall view



Overall view



Overall view