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Centris No. 25624894 (Active)



\$2,900,000 + GST/QST

4380-4394 Rue Beaubien E.
Montréal (Rosemont/La Petite-Patrie)
H1T 1S9

Region Montréal
Neighbourhood La Petite-Patrie
Near
Industrial Park

Property Type	Commercial	Year Built	1967
Style	Building	Expected Delivery Date	
Condominium Type		Specifications	
Property Use	Commercial and office space	Declaration of co-ownership	
Building Type	Attached corner unit		
Total Number of Floors	2		
Building Size	77 X 87.3 ft	Special Contribution	
Gross Living Area	9,132 sqft	Meeting Minutes	
Building Area		Financial Statements	
Lot Size	77 X 87.3 ft irr	Building Rules	
Lot Area	6,307 sqft	Repossess./Judicial auth.	No
Cadastre of Immovable	2787210	Trade possible	
Cadastre of Common Portions		Certificate of Location	No
Zoning	Commercial	File Number	98477 7284 61 0000
Type of Operation	Retail, Service	Occupancy	2021-03-31
Type of Business	Other	Deed of Sale Signature	60 days PP/PR Accepted

Municipal Assessment		Taxes (annual)		Energy (annual)	
Year	2020	Municipal	\$67,245 (2020)	Electricity	\$19,360
Lot	\$468,700	School	\$2,017 (2020)	Oil	
Building	\$1,607,000	Infrastructure		Gas	
		Business Taxes			
		Water			
Total	\$2,075,700	Total	\$69,262	Total	\$19,360

Annual Expenses (excluding operating costs)					
Garbage	\$1,502	Insurance	\$4,767	Maintenance	\$9,433
Management/Administration	\$15,912	Snow removal	\$1,580	Other	\$6,365
Total	\$39,559				

Use of Space - Available Area of 175 sqft to 12,506 sqft					
Type	Commercial	Monthly Rent	\$500 (2020-09-01)	Included in Lease	
Unit Number	4392	Type of Lease	Gross	Excluded in Lease	
Corporate Name	Desjardins	Rental Value			

Area	175 sqft	Lease Renew. Option	Yes (5 years)
Lease	2016-02-24 to 2021-02-28	Block Sale	
Franchise		In Operation Since Franchise Renew. option	
Type	Commercial	Monthly Rent	\$10,450 (2020-09-01) Included in Lease
Unit Number	4390	Type of Lease	Gross
Corporate Name	SAQ	Rental Value	Excluded in Lease
Area	2,622 sqft	Lease Renew. Option	Yes (5 years)
Lease	2016-05-19 to 2026-05-18	Block Sale	
Franchise		In Operation Since Franchise Renew. option	
Type	Office	Monthly Rent	\$11,732 (2020-09-01) Included in Lease
Unit Number	4380-94	Type of Lease	Net
Corporate Name	Sigma-RH	Rental Value	Excluded in Lease
Area	9,709 sqft	Lease Renew. Option	
Lease	Owner-occupant	Block Sale	
Franchise		In Operation Since Franchise Renew. option	

Features

Sewage System	Municipality	Equipment/Services	Central air conditioning, Electrical input (600 amps) (240 volts)
Water Supply	Municipality	Loading Platform	
Foundation	Poured concrete	Rented Equip. (monthly)	
Roofing	Asphalt and gravel	Cadastre - Parkg (incl. p	
Siding	Brick	Cadastre - Parkg (excl. p	
Dividing Floor	Concrete	Parkg (total)	Garage (4)
Windows		Driveway	
Energy/Heating	Electricity	Lot	
Heating System	Electric baseboard units	Distinctive Features	Street corner
Basement	6 feet and more, Finished basement	Proximity	Highway, Metro, Public transportation
Renovations		Environmental Study	Phase 1 (2015/10)
Water (access)		Garage	Built-in, Heated

Inclusions

Exclusions

Broker - Remarks

Located in Rosemont-La Petite-Patrie, one of the most popular boroughs in Montreal, this magnificent building is an opportunity not to be missed. Benefiting from careful maintenance over the years, this building is ideal for both an investor and an owner-occupant. Potential annual net income of \$ 190,000.

Addendum

** Excellent location. **

** Annual potential net income of \$ 190,000. **

** Quality tenants such as the SAQ and Desjardins **

** Rental area of 12,505 ft2 (9,132 ft2 above ground + 3,373 ft2 in the basement. **

** Ideal for an owner-occupant who wishes to set up their offices. **

** Lots of rental improvements + adequate preventive maintenance. **

** Premises 4380-4394 - Sigma-RH Solution Inc. (owner occupant - 9,709 sq. Ft.) **

Ground floor (2,760 sq. Ft.): Entrance, closed offices, open offices, washroom and conference room.

Second floor (3,177 sq. Ft.): Waiting room, washrooms, closed offices and open offices.

Basement (3,772 sq. Ft.): Storage, offices, conference room, dining room, kitchen, archive room, washrooms, electrical room, mechanical room and garage.

** Room 4390 - SAQ (2,622 ft2) **

Ground floor: entrance, sales area, warehouse, storage, washroom and office.

** Local 4392 - Caisse Desjardins (175 sq. Ft.) **

Ground floor: entrance and automatic teller machine.

** Indoor parking spaces that can accommodate four (4) vehicles **

Sale without legal warranty of quality, at the buyer's risk and peril

Seller's Declaration

No

Source

COURTAGE IMMOBILIER TRILLION INC., Real Estate Agency

This is not an offer or promise to sell that could bind the seller to the buyer, but an invitation to submit such offers or promises.



Frontage



Frontage



Exterior entrance



Exterior entrance



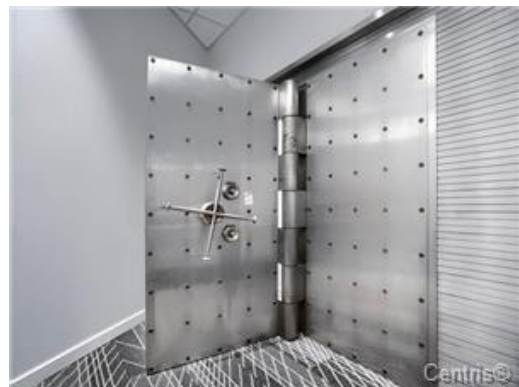
Hall



Office



Office



Conference room



Conference room



Other



Other



Office



Office



Office



Conference room



Passageway



Office



Office



Office



Office



Office



Kitchenette



Dining room



Dining room