



Mark Broady, Residential and Commercial Real Estate Broker
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Centris No. 19259833 (Active)



\$749,000 + GST/QST

**1681Z-1685Z Rue Poirier
 Montréal (Saint-Laurent)
 H4L 1J2**

Region Montréal
Neighbourhood Others
Near Connaught
Industrial Park

Property Type	Commercial	Year Built	1951
Style	Building	Expected Delivery Date	
Condominium Type		Specifications	
Property Use	Commercial and residential	Declaration of co-ownership	
Building Type	Attached		
Total Number of Floors			
Building Size	25 X 67 ft	Special Contribution	
Living Area		Meeting Minutes	
Building Area	1,675 sqft	Financial Statements	
Lot Size	25 X 97 ft	Building Rules	
Lot Area	2,425 sqft	Building insurance	
Cadastre of Immovable	1516297	Maintenance log	
Cadastre of Common Portions		Co-ownership insurance	
Trade possible		Contingency fund study	
Zoning	Residential, Commercial	Reposess./Judicial auth.	No
Type of Operation	Retail	Certificate of Location	Yes (2023)
Type of Business	Grocery store	File Number	
		Occupancy	According to the leases
		Deed of Sale Signature	30 days PP/PR Accepted

Municipal Assessment		Taxes (annual)		Energy (annual)	
Year	2023	Municipal	\$7,617 (2023)	Electricity	
Lot	\$81,100	School	\$375 (2023)	Oil	
Building	\$419,800	Infrastructure		Gas	
		Business Tax			
		Water			
Total	\$500,900	Total	\$7,992	Total	

Use of Space - Available Area of 1,675					
Type	Commercial	Monthly Rent	\$2,500 (2022-10-26)	Included in Lease	
Unit Number	1681	Type of Lease	Net	Outdoor parking (2)	
Corporate Name	T.M.S. Fruiterie	Rental Value		Excluded in Lease	
Area	1,675 sqft	Lease Renew. Option	No	Heating, Water taxes, Internet, Electricity, Hot water, Snow removal, Lawn	

Lease	2023-06-01 to 2024-07-31	Block Sale
Franchise		In Operation Since Franchise Renew. option

Monthly Revenues (residential) - 1 units(s)

Apt. No.	1685	End of Lease	2024-06-03	Included in Lease	Indoor parking (0)
No. of Rooms	6	Effective Monthly Rent	\$810 (2022-10-26)		
No. of Bedrooms	2	Potential Monthly Rent		Excluded in Lease	Heating, Water taxes, Internet,
No. Bath/PR	1+0	Feature			
Washer/Dryer (inst.)	Yes	No. of Parking Spaces	Int. : 0		

Features

Sewage System	Municipality	Equipment/Services	Central air conditioning, Wall-mounted air conditioning, Outside storage, Central heat pump, Wall-mounted heat pump
Water Supply	Municipality	Loading Platform	
Foundation	Poured concrete	Rented Equip. (monthly)	
Roofing	bitumen and gravel	Cadastre - Parkg (incl. pri	
Siding	Brick	Cadastre - Parkg (excl. pri	
Dividing Floor		Parkg (total)	Driveway (2)
Windows		Driveway	Asphalt
Energy/Heating	Electricity	Lot	
Heating System	Electric baseboard units, Forced air	Distinctive Features	
Basement	6 feet and more, Unfinished	Proximity	Public transportation
Renovations	Electricity - 2023	Environmental Study	
Water (access)		Garage	
Mobility impaired accessible			

Inclusions

wall-mounted AC unit in commercial space on ground floor, hot water tanks (2)

Exclusions

Any equipment, furniture, and belongings of the residential and commercial LESSEES.(this includes heating and cooling equipment for the commercial space on ground floor and basement).

Broker - Remarks

Incredible investment opportunity. Semi-Commercial Duplex centrally located in a residential area of Ville Saint-Laurent near Bois-Franc. In close proximity to Bombardier Aerospace, restaurants, shopping centers, elementary schools & parks. The building has been well maintained by the owner since 1992. Major renovations on both floors were completed in 2004. The main floor commercial space is a well-established grocery store with approx. 1,600 sq. ft. Also features a full-height basement for storage & equipments. It includes 2 private outdoor parking spaces. The 2nd floor residential unit is in superb condition with private back patio.

Addendum

Sale without legal warranty of quality at the BUYER's risk and peril.

GST & QST taxes will be applied to the commercial portion of the sale only, estimated at 60% of the immovable.

All offers must be accompanied by an up-to-date letter of financial pre-qualification, as well as proof of Canadian citizenship or residency from the BUYER.

The Buyer may choose the notary, but must be agreeable to the seller.

A pre-sale inspection has been performed. Report is available upon request.

A new Certificate of Location is available.

Should there be any requirement for title insurance, it shall be at the BUYER's expense.

All room measurements and area calculations are approximate. The BUYER must make his own verifications.

Visits to the residential unit (2nd level) only possible after an accepted Promise to Purchase.

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

Seller's Declaration

Yes SD-23598

Source

ROYAL LEPAGE VILLAGE, 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



Interior



Interior



Interior



Dining room



Living room



Living room



Kitchen



Kitchen



Kitchen



Bedroom



Bedroom



Bathroom



Patio



Basement



Parking



Back facade

DEUXIEME ETAGE Aire Int. 864 pi²

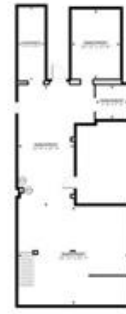


Other



Frontage

SOUS-SOL Aire Int. 1287 pi²



Other