

ROYAL LEPAGE VILLAGE
 Real Estate Agency
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Centris No. 24995269 (Active)



\$895,000 + GST/QST

**6556Z-6558Z Boul. Monk
 Montréal (Le Sud-Ouest)
 H4E 3J1**

Region Montréal
Neighbourhood Saint-Paul/Émard
Near Springland
Industrial Park

Property Type	Commercial	Year Built	1915
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	26 X 70 ft	Special Contribution	
Living Area		Meeting Minutes	
Building Area		Financial Statements	
Lot Size	26 X 81 ft	Building Rules	
Lot Area	2,148 sqft	Building insurance	
Cadastre of Immovable	1243534	Maintenance log	
Cadastre of Common Portions		Co-ownership insurance	
Trade possible		Contingency fund study	
Zoning	Residential, Commercial	Reposes./Judicial auth.	No
Type of Operation	Service	Certificate of Location	Yes (2022)
Type of Business	Technology	File Number	
		Occupancy	90 days PP/PR Accepted
		Deed of Sale Signature	90 days PP/PR Accepted

Municipal Assessment		Taxes (annual)		Energy (annual)	
Year	2023	Municipal	\$10,287 (2023)	Electricity	\$2,400
Lot	\$209,600	School	\$496 (2023)	Oil	
Building	\$431,300	Infrastructure		Gas	
		Business Tax	\$2,023 (2023)		
		Water			
Total	\$640,900	Total	\$12,806	Total	\$2,400

Use of Space - Available Area of 1,259			
Type	Commercial	Monthly Rent	Included in Lease
Unit Number	6556	Type of Lease	Outdoor parking (2)
Corporate Name	MCDI security products inc.	Rental Value	\$3,000
Area	1,259 sqft	Lease Renew. Option	Excluded in Lease

Lease Franchise	Owner-occupant	Block Sale In Operation Since Franchise Renew. option
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Monthly Revenues (residential) - 1 units(s)					
Apt. No.	6558	End of Lease	2024-06-30	Included in Lease	Water taxes
No. of Rooms	6	Effective Monthly Rent	\$1,200 (2022-10-31)		
No. of Bedrooms	2	Potential Monthly Rent		Excluded in Lease	Heating, Internet, Electricity, Hot water,
No. Bath/PR	1+0	Feature			
Washer/Dryer (inst.)		No. of Parking Spaces			

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

Inclusions

Exclusions
Residential tenant's property (appliances on 2nd floor)

Broker - Remarks
Incredible investment opportunity. This semi-commercial duplex features a 4-1/2 residential unit on the 2nd floor with quality tenant, and an owner-occupied commercial office space on the main floor, complete with a full-height basement. Centrally located on Monk Blvd. in the heart of Ville Émard and steps away from Monk metro station. The building is in excellent condition. There are two outdoor parking spots at the back of the building reserved for the main floor occupant. The main floor and basement are available for occupancy.

Addendum
Room measurements for the residential unit are approximate and to be verified by the BUYER. Visits to the residential unit upon accepted offer only.
Revenue projections for owner-occupied commercial unit and outdoor parking spaces are approximate and to be verified by the BUYER.

Sale with legal warranty

Seller's Declaration	Yes SD-81471
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Source	Notice of disclosure	Yes
ROYAL LEPAGE VILLAGE, Real Estate Agency (Interest: Indirect)		

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



Interior



Interior



Interior



Conference room



Conference room



Interior



Interior



Interior



Interior



Interior



Interior



Interior



Powder room



Living room



Living room



Kitchen



Kitchen



Primary bedroom



Bathroom



Back facade



Back facade



Frontage