



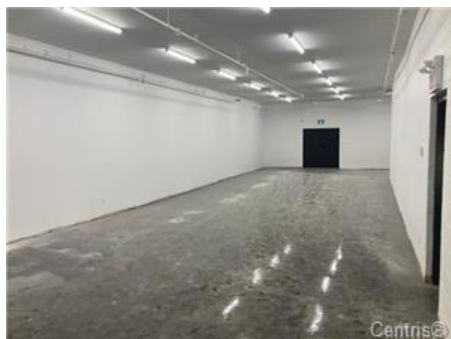
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Centris No. 20320551 (Active)

[See all pictures](#)



\$21.06/year/sqft + GST/QST X 5 year(s)

2520Z Boul. St-Joseph E., local 203
Montréal (Rosemont/La Petite-Patrie)
H1Y 2A2

Region Montréal
Neighbourhood Shop Angus
Near Molson

Industrial Park

Property Type Industrial
Style Building
Condominium Type
Property Use Commercial and industrial
Building Type Detached
Total Number of Floors 2
Building Size
Living Area
Building Area 2,087 sqft
Lot Size
Lot Area
Cadastre of Immovable 3361913
Cadastre of Common Portions
Trade possible
Zoning Commercial, Industrial
Type of Operation Retail, Storage, Factory, Service
Type of Business

Year Built 1969
Expected Delivery Date
Specifications
Declaration of co-ownership

Special Contribution
Meeting Minutes
Financial Statements
Building Rules
Building insurance
Maintenance log
Co-ownership insurance
Contingency fund study
Reposess./Judicial auth. No
Certificate of Location No
File Number
Occupancy 30 days PP/PR
 Accepted
Deed of Sale Signature 30 days PP/PR
 Accepted

Municipal Assessment **Taxes (annual)**
Year **Municipal**
Lot **School**
Building **Infrastructure**
Business Tax
Water

Energy (annual)
Electricity
Oil
Gas

Total **Total** **Total**

Use of Space - Available Area of 2,087 sqft

Type	Industrial	Monthly Rent	Included in Lease
Unit Number	203	Type of Lease	
Corporate Name		Rental Value	\$3,663 Excluded in Lease

Area	2,087 sqft	Lease Renew. Option	Heating, Taxes, Water taxes, Internet, Electricity, Hot water, Snow removal, Lawn	
Lease Franchise	Vacant	Block Sale In Operation Since Franchise Renew. option		
	Type Industrial		Area 1,740 sqft	Hauteur libre 12.0 ft

Features

Sewage System	Municipality	Property/Unit Amenity	Freight elevator
Water Supply	Municipality	Loading Platform	
Foundation		Rented Equip. (monthly)	
Roofing		Cadastre - Parkg (incl. pri	
Siding		Cadastre - Parkg (excl. pri	
Dividing Floor		Parkg (total)	
Windows		Driveway	Asphalt
Energy/Heating		Lot	
Heating System		Distinctive Features	Street corner
Basement		Proximity	Public transportation
Renovations		Environmental Study	
Water (access)		Garage	
Mobility impaired accessible			

Inclusions

Electricity costs are included, as are the 2026 operating expenses (OPEX), set at \$6.06 per square foot, which are included in the total of \$21.60 per square foot. These cover, among other things, council and school taxes, building insurance, management fees, maintenance and repairs, as well as electricity costs.

Exclusions

The tenant is responsible for the cost of the telephone, internet and insurance services.

Remarks

Industrial loft and/or office space with a surface area of 2 087 ft². Centrally located on the Island of Montreal at the corner of Saint-Joseph Boulevard E. and Molson Street (between Masson and Mont-Royal). Ample outdoor parking at rear. Easy access. Located on the 2nd floor, it has access to a freight lift and loading dock. Ideal for industrial use and professional offices.

Addendum

Centrally located on the Island of Montreal at the corner of Saint-Joseph Boulevard E. and Molson Street (between Masson and Mont-Royal). Ample outdoor parking at rear. Easy access.

2 087sq. ft. industrial loft and/or office space. Located on the 2nd floor, it has access to a freight lift and loading dock. Ideal for industrial use and professional offices.

Currently open-plan, with large windows along St-Joseph Boulevard. This is a great space for any project, giving the future tenant the opportunity to arrange it to his taste, 12' clear height.

Delivery base building with basic amenities (toilets).

We are at your service for more information.

This information is provided to the best of our knowledge and is subject to change without notice. REMAX Pro/Commercial Inc. assumes no responsibility for any errors or omissions in its content.

Sale with legal warranty of quality

Seller's Declaration

No

Source

RE/MAX PRO-COMMERCIAL, Real Estate Agency



Loft



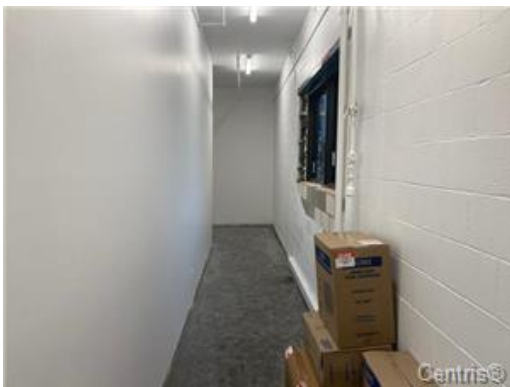
Exterior entrance



Overall view



Loft



Passageway



Passageway



Powder room



Shipping (door/dock)



Back facade



Parking



Nearby