



Gabor Bacsfalusi, Commercial Real Estate Broker
IMMEUBLES TORON CANADA INC. / TORON REALTIES CANADA INC.
 Real Estate Agency
 5885, ch. Côte-des-Neiges #607
 Montréal (QC) H3S 2T2

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Centris No. 10362872 (Active)



\$33.00/year/sqft + GST/QST X 5 year(s)

**5887 Ch. de la Côte-des-Neiges
 Montréal (Côte-des-Neiges/Notre-Dame-de-Grâce)
 H3S 2T2**

Region Montréal
Neighbourhood Côte-des-Neiges
Near Linton
Industrial Park

Property Type Commercial
Style Unit
Condominium Type
Property Use Commercial only
Building Type Semi-detached
Total Number of Floors 6
Unit or Building Size
Gross Living Area 2,288 sqft
Building Area
Lot Size
Lot Area
Cadastre Priv. Portion/Imm.
Cadastre of Common Portions
Trade possible
Zoning Commercial
Type of Operation Retail
Type of Business

Pharmacy, Fitness centre, Gift shop,
 Health centre, Massotherapy, Office,
 Supermarket, Stationery store, Arts
 and Crafts, Arts and Crafts supplies,
 Daycare centre, Department store,
 Antique, Boutique, Candy/Chocolate
 shop, Decoration, Electronics,
 Bookstore, Deli/Cheese shop,
 Bakery, Grocery store, Lingerie,
 Pastry shop

Year Built 1976
Expected Delivery Date 2025-09-01
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 Yes (2022)
File Number

Occupancy According to the
 leases

Deed of Sale Signature

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 2,288 sqft

Type	Commercial	Monthly Rent	\$6,292 (2025-05-05)	Included in Lease
Unit Number		Type of Lease	Net	
Corporate Name		Rental Value		Excluded in Lease
Area	2,288 sqft	Lease Renew. Option		Heating, Taxes, Water taxes, Internet, Electricity, Air conditioning, Cable/TV, Hot water
Lease	2025-05-05 to 2030-05-04	Block Sale		
Franchise		In Operation Since Franchise Renew. option		

Features

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

Inclusions

New LED lighting, new flooring.

Exclusions

Internet, electricity, municipal taxes and Opex.

Remarks

Fantastic 2,288 square feet of commercial space on Cote des Neiges available September 1, 2025. This commercial retail space on busy Cote de Neiges road has LED lighting, new flooring, a bathroom, and an office at the rear. Suitable for any commercial tenant with street entrance on CDN road and a lobby entrance. A visit will convince you of all the possibilities to move to this location situated near 3 hospitals, restaurants, pharmacies, banks and more. Please add an additional amount of \$19/square feet for Municipal taxes and operating expenses

Seller's Declaration

No

Source

IMMEUBLES TORON CANADA INC. / TORON REALTIES CANADA INC., Real Estate Agency