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Centris No. 14750121 (Active)



\$15.00/year/sqft + GST/QST X 5 year(s)

**2520 Boul. St-Joseph E.
 Montréal (Rosemont/La Petite-Patrie)
 H1Y 2A2**

Region Montréal
Neighbourhood Shop Angus
Near Molson
Industrial Park

Property Type	Industrial	Year Built	1969
Style	Building	Expected Delivery Date	
Condominium Type		Specifications	
Property Use	Commercial and industrial	Declaration of co-ownership	
Building Type	Detached		
Total Number of Floors	2		
Building Size		Special Contribution	
Living Area		Meeting Minutes	
Building Area	9,120 sqft	Financial Statements	
Lot Size		Building Rules	
Lot Area		Building insurance	
Cadastre of Immovable	3361913	Maintenance log	
Cadastre of Common Portions		Co-ownership insurance	
Trade possible		Contingency fund study	
Zoning	Commercial, Industrial	Reposess./Judicial auth.	No
Type of Operation	Retail, Storage, Factory, Service	Certificate of Location	No
Type of Business		File Number	
		Occupancy	30 days PP/PR Accepted
		Deed of Sale Signature	30 days PP/PR Accepted

Municipal Assessment	Taxes (annual)	Energy (annual)
Year	Municipal	Electricity
Lot	School	Oil
Building	Infrastructure	Gas
	Business Tax	
	Water	
Total	Total	Total

Use of Space - Available Area of 9,120 sqft			
Type	Industrial	Monthly Rent	Included in Lease
Unit Number	201	Type of Lease	
Corporate Name		Rental Value	\$11,400 Excluded in Lease
Area	9,120 sqft	Lease Renew.	
		Option	
Lease	Vacant	Block Sale	

Franchise	In Operation Since Franchise Renew. option		
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			
Exclusions			
The operation expenses (estimate 2023) \$5.75/sq.ft. in addition to the basic rent. This includes municipal and school taxes, building insurance, management fees, maintenance and repairs, etc. Telephone service, internet and 2M\$ insurance at the tenant's expense.			
Remarks			
Style Loft Spaces industrial or office of 9 120 sq.ft. with possibility to divided down to 2,000 sq.ft. Located on the 2nd floor, it has access to a freight elevator and loading dock. Ideal for professional offices or industrial usage.			
Addendum			
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Currently, all open-space, this is a great space for any project, giving the future tenant the opportunity to arrange it to his taste. Clear ceiling height of 12' and possibility of sections of 18'.			
Delivery on the base building with basic buildout.			
Various sizes available (2,000 to 15,000 sq.ft.).			
Centrally located on the Island of Montreal at the corner of St-Joseph boulevard and Molson, a stone's throw from Mount Royal Avenue and Masson. Short walk to the modern restaurants and brewery at Technopole Angus			
Large outdoor parking at the back. Occupation as of December 2023			
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



Exterior entrance



Loft



Loft



Overall view



Passageway



Powder room



Shipping (door/dock)



Parking



Back facade



Nearby