



**Tommaso Roselli**, Certified Residential and Commercial Real Estate Broker AEO  
**COLDWELL BANKER COMMERCIAL ROSELLI**  
 Real Estate Agency  
 5929, Transcanadienne #200  
 Montréal (QC) H4T 1Z6  
<https://www.tommasoroselli.com>

514-281-1515 / 514-497-9752

[roselli@coldwellbanker.ca](mailto:roselli@coldwellbanker.ca)



**Centris No.** 9677173 (Active)

[See all pictures](#)



**\$1,695,000**

**2227-2231 Rue Bélanger**  
**Montréal (Villeray/Saint-Michel/Parc-Extension)**  
**H2G 1C5**  
**Region** Montréal  
**Neighbourhood** Villeray  
**Near** des Erables  
**Industrial Park**

<b>Property Type</b>	Commercial	<b>Year Built</b>	1955
<b>Style</b>	Building	<b>Expected Delivery Date</b>	
<b>Condominium Type</b>		<b>Specifications</b>	
<b>Property Use</b>	Commercial and office space	<b>Declaration of co-ownership</b>	
<b>Building Type</b>	Attached		
<b>Total Number of Floors</b>		<b>Special Contribution</b>	
<b>Building Size</b>	26 X 80 ft irr	<b>Meeting Minutes</b>	
<b>Living Area</b>		<b>Financial Statements</b>	
<b>Building Area</b>	2,000 sqft	<b>Building Rules</b>	
<b>Lot Size</b>	26 X 80 ft irr	<b>Building insurance</b>	
<b>Lot Area</b>	2,080 sqft	<b>Maintenance log</b>	
<b>Cadastre of Immovable</b>	2 167 415	<b>Co-ownership insurance</b>	
<b>Cadastre of Common Portions</b>		<b>Contingency fund study</b>	
<b>Trade possible</b>		<b>Reposess./Judicial auth.</b>	No
<b>Zoning</b>	Commercial	<b>Certificate of Location</b>	Yes (2021)
<b>Type of Operation</b>		<b>File Number</b>	
<b>Type of Business</b>		<b>Occupancy</b>	According to the leases
		<b>Deed of Sale Signature</b>	30 days PP/PR Accepted

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Energy (annual)</b>	
<b>Year</b>	2024	<b>Municipal</b>	\$23,222 (2025)	<b>Electricity</b>	
<b>Lot</b>	\$231,800	<b>School</b>	\$739 (2025)	<b>Oil</b>	
<b>Building</b>	\$796,700	<b>Infrastructure</b>		<b>Gas</b>	
		<b>Business Tax</b>			
		<b>Water</b>			
<b>Total</b>	\$1,028,500	<b>Total</b>	\$23,961	<b>Total</b>	

<b>Use of Space - Available Area of 1,000 sqft to 6,000 sqft</b>					
<b>Type</b>	Office	<b>Monthly Rent</b>	\$2,350 (2025-10-01)	<b>Included in Lease</b>	
<b>Unit Number</b>	2227A	<b>Type of Lease</b>	Net		
<b>Corporate Name</b>		<b>Rental Value</b>		<b>Excluded in Lease</b>	

<b>Area</b>	1,000 sqft	<b>Lease Renew. Option</b>		
<b>Lease</b>	2022-06-07 to 2027-06-30	<b>Block Sale</b>		
<b>Franchise</b>		<b>In Operation Since Franchise Renew. option</b>		
<b>Type</b>	Office	<b>Monthly Rent</b>	\$4,000 (2025-10-01)	<b>Included in Lease</b>
<b>Unit Number</b>	2231	<b>Type of Lease</b>	Net	
<b>Corporate Name</b>		<b>Rental Value</b>		<b>Excluded in Lease</b>
<b>Area</b>	2,000 sqft	<b>Lease Renew. Option</b>		
<b>Lease</b>	2023-07-01 to 2028-06-30	<b>Block Sale</b>		
<b>Franchise</b>		<b>In Operation Since Franchise Renew. option</b>		
<b>Type</b>	Office	<b>Monthly Rent</b>	\$4,000 (2025-10-01)	<b>Included in Lease</b>
<b>Unit Number</b>	2231B	<b>Type of Lease</b>	Net	
<b>Corporate Name</b>		<b>Rental Value</b>		<b>Excluded in Lease</b>
<b>Area</b>	2,000 sqft	<b>Lease Renew. Option</b>		
<b>Lease</b>	2025-07-01 to 2030-06-30	<b>Block Sale</b>		
<b>Franchise</b>		<b>In Operation Since Franchise Renew. option</b>		
<b>Type</b>	Office	<b>Monthly Rent</b>		<b>Included in Lease</b>
<b>Unit Number</b>	2227B	<b>Type of Lease</b>		
<b>Corporate Name</b>		<b>Rental Value</b>	\$2,500	<b>Excluded in Lease</b>
<b>Area</b>	1,000 sqft	<b>Lease Renew. Option</b>		
<b>Lease</b>	Vacant	<b>Block Sale</b>		
<b>Franchise</b>		<b>In Operation Since Franchise Renew. option</b>		

### Features

**Sewage System**  
**Water Supply**  
**Foundation**  
**Roofing**  
**Siding**  
**Dividing Floor**  
**Windows**  
**Energy/Heating**  
**Heating System**  
**Basement**

Municipality  
Municipality

**Property/Unit Amenity**  
**Loading Platform**  
**Rented Equip. (monthly)**  
**Cadastre - Parkg (incl. pri**  
**Cadastre - Parkg (excl. pri**  
**Parkg (total)**  
**Driveway**  
**Lot**  
**Distinctive Features**  
**Proximity** Highway, Metro, Public transportation

**Renovations**  
**Water (access)**  
**Mobility impaired accessible**

**Environmental Study**  
**Garage**

### Inclusions

### Exclusions

All of the tenants and business owner inventory, equipments and business activity and installation.

**Remarks**

Commercial property, located in Villeray district, with very high visibility, located nearby the Av. De Lorimier, giving easy access to the Metropolitan. Walking distance from metro stations Iberville and Fabre. Commercial property currently the 2227 and 2229 Belanger are used by the Owner's family - could be a good investment

**Sale with exclusion(s) of legal warranty : The sale of the property will be made without any legal warranty of quality at the risk and peril of the buyer;**

**Seller's Declaration**

No

**Source**

COLDWELL BANKER COMMERCIAL ROSELLI, 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



Frontage