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 Business corporation owned by a Residential and Commercial Real Estate Broker
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Centris No. 26107844 (Active)

[See all pictures](#)



\$12.00/year/sqft X 12 month(s)

**4002 Ch. du Bois-Franc
 Montréal (Saint-Laurent)
 H4S 1A7**

Region Montréal
Neighbourhood New Saint-Laurent/Bois-Franc
Near

Industrial Park

Property Type	Commercial	Year Built	1984
Style	Unit	Expected Delivery Date	
Condominium Type	Divided	Specifications	
Property Use	Commercial and office space	Declaration of co-ownership	
Building Type	Attached		
Total Number of Floors	2		
Private Portion Size		Special Contribution	
Priv. Portion Area		Meeting Minutes	
Building Area	2,450 sqft	Financial Statements	
Lot Size		Building Rules	
Lot Area		Building insurance	
Cadastre of Private Portion		Maintenance log	
Cadastre of Common Portions		Co-ownership insurance	
Trade possible		Contingency fund study	
Zoning	Commercial, Industrial	Reposess./Judicial auth.	
Type of Operation	Storage, Factory	Certificate of Location	
Type of Business		File Number	
		Occupancy	15 days PP/PR Accepted
		Deed of Sale Signature	15 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 1,850 sqft			
Type	Office	Monthly Rent	Included in Lease
Unit Number		Type of Lease	
Corporate Name		Rental Value	Excluded in Lease

Area	1,850 sqft	Lease Renew. Option		
Lease Franchise	Vacant	Block Sale In Operation Since Franchise Renew. option		
	Type Warehouse		Area 615 sqft	Hauteur libre
Features				
Sewage System			Property/Unit Amenity	
Water Supply			Loading Platform	
Foundation			Rented Equip. (monthly)	
Roofing			Cadastre - Parkg (incl. pri	
Siding			Cadastre - Parkg (excl. pri	
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				
2 outdoor parking spaces				
Exclusions				
Operating costs 3\$/sqft/yr+ 2\$/sqft/yr for water and business taxes.				
Remarks				
On the 2nd floor of the building, you have 3 closed offices, 1 conference room, approximately 1845 sqft, and 615 sqft of storage space. 2 outdoor parking spaces. Very well-located, with easy access to main roads (13, 15, 40, 520).				
Seller's Declaration				
No				
Source				
RE/MAX 3000 INC., Real Estate Agency				



Office



Office



Office



Office



Office



Office



Office



Office



Office



Exterior



Frontage



Frontage