

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	Vacant	Block Sale	
Franchise		In Operation Since	
		Franchise Renew.	
		option	
	Type	Area	Hauteur libre
	Warehouse	615 sqft	

Features

Sewage System
 Water Supply
 Foundation
 Roofing
 Siding
 Dividing Floor
 Windows
 Energy/Heating
 Heating System
 Basement
 Renovations
 Water (access)
 Mobility impaired accessible

Property/Unit Amenity
 Loading Platform
 Rented Equip. (monthly)
 Cadastre - Parkg (incl. pri
 Cadastre - Parkg (excl. pri
 Parkg (total)
 Driveway
 Lot
 Distinctive Features
 Proximity
 Environmental Study
 Garage

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

Owner

Khamnis Realities Inc. (E)
 820 38e avenue
 Lachine H8T 2C3

Representative

Badih Khamis (E) (Mandatary)
 820 38e avenue
 Lachine H8T 2C3

Listing Broker(s)

RE/MAX 3000 INC.
 Real Estate Agency
 514-333-3000
 remax@remax3000.com
 http://www.remax3000.com/

Marilena Serban Inc.
 Business corporation owned by a Residential and Commercial Real Estate
 514-898-2095, 514-333-3000
 marilena@marilenaserban.com
 http://marilenaserban.com

Compensation sharing

Sale

Rental

Lease renewal compensation
 Other information

Date of Contract Signature**Expiration Date****Appointment Info**

Name of the person to contact
 Telephone for Appointment
 Info Selling Broker

4.00 % of the total amount of the
 established rent

No
 Retribution will be calculated on
 12 months maximum

2026-03-17

2026-10-16

24-hour minimum notice

Broker's Declaration**Contract-Sale****Contract-Rental****Listing on the Internet****Last Price****Previous Price****Original Price**

No

00929

Yes

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

\$12.00/year/sqft



Office



Office



Office



Office



Office



Office



Office



Office



Office



Exterior



Frontage



Frontage