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MLS® No. 8091802 (Active)



\$575,000

**3991 Boul. St-Laurent, local -
 Le Plateau-Mont-Royal (Montréal)
 H2W1Y4**

Region Montréal
Neighbourhood Le Plateau-Mont-Royal
Near Duluth
Industrial Park

Property Type	Commercial	Year Built	Unknown
Style	Unit	Expected Delivery Date	
Condominium Type	Undivided	Repossession	No
Property Use	Commercial only	Trade Possible	
Building Type	Attached	Certificate of Location	Yes (2006)
Total Number of Floors		File Number	
Building Size	22.11 X 73.88 ft	Type of Operation	Retail
Ground Area	1,460.00 sqft	Type of Business	Food service
Lot Size		Possession Date	According to the Lease
Lot Area		Deed of Sale Signature	30 days PP/PR Accepted
Québec Cadastre	2003507		
Zoning	Commercial		

Municipal Assessment		Taxes (annual)		Energy (annual)	
Year		Municipal	\$2,210 (2008)	Electricity	
Lot		School	\$475 (2008)	Oil	
Building		Infrastructure		Gas	
		Business Taxes	\$3,779 (2008)		
		Water			
Total	Not issued	Total	\$6,464	Total	

Annual Expenses (excluding operating costs)			
Condominium fees	\$70	Insurance	\$1,623
Total	\$1,693		

Use of Space - Total Area of 1,460.00 sqft			
Type	Commercial	Effective Monthly Rent	Included in Lease
Unit Number		Type of Lease	
Corporate Name		Potential Monthly Rent	\$2,400 Excluded in Lease
Area	1,460.00 sqft	Lease Renew.	
Lease	Vacant	Option	
		Block Sale	

Franchise	In Operation Since
	Franchise Renew. option

Features		
Sewage System	Municipality	Equipment/Services
Water Supply	Municipality	Loading Platform
Foundation		Rented Equip. (monthly)
Roofing		Parking
Siding	Brick	Driveway
Dividing Floor		Lot
Windows		Distinctive Features
Energy/Heating		Proximity
Heating System		Environmental Study
Basement	6 feet and more, Finished basement	

Inclusions

Exclusions

MLS® Remarks
Large undivided commercial condo directly on St Laurent. Excellent location, and perfect condition. Space has huge windows on St Laurent, plus a large basement of over 800 sq.ft. Comes with restaurant permits.

Addendum
Comes with restaurant permits. Current tenant paying \$2876/month (plus tax), lease expires in 4 years. Rent increase of 75\$ per year.

Seller's Declaration	No
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Exterior



Exterior



Exterior

