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Centris No. 25328569 (Active)



\$648,000 + GST/QST

4961 Rue Jean-Talon O.
Montréal (Côte-des-Neiges/Notre-Dame-de-Grâce)
H4P 1W7

Region Montréal
Neighbourhood Côte-des-Neiges
Near
Industrial Park

Property Type	Commercial	Year Built	2017
Style	Unit	Expected Delivery Date	
Condominium Type	Divided	Specifications	
Property Use	Commercial only	Declaration of co-ownership Issued	Yes (2018)
Building Type	Attached	Published to RFQ	Yes (2018-04-17)
Total Number of Floors		Special Contribution	
Private Portion Size	15.52 X 8.51 m	Meeting Minutes	
Plan Priv. Portion Area	140.6 sqm	Financial Statements	
Building Area		Building Rules	
Lot Size		Building insurance	
Lot Area		Maintenance log	
Cadastre of Private Portion	6059912	Co-ownership insurance	
Cadastre of Common Portions		Contingency fund study	
Trade possible		Reposess./Judicial auth.	No
Zoning	Residential, Commercial	Certificate of Location	Yes (2017)
Type of Operation	Retail, Service	File Number	
Type of Business	Clinic	Occupancy	31 days PP/PR Accepted
		Deed of Sale Signature	30 days PP/PR Accepted

Municipal Assessment		Taxes (annual)		Energy (annual)	
Year	2023	Municipal	\$16,246 (2023)	Electricity	
Lot	\$52,200	School	\$535 (2023)	Oil	
Building	\$649,400	Infrastructure		Gas	
		Business Tax			
		Water			
Total	\$701,600	Total	\$16,781	Total	\$0

Annual Expenses (excluding operating costs)

Condominium fees	\$6,084
Total	\$6,084

Use of Space - Available Area of 140.6 sqm

Type	Commercial	Monthly Rent	Included in Lease
Unit Number		Type of Lease	
Corporate Name		Rental Value	\$6,000
Area	140.6 sqm	Lease Renew. Option	Excluded in Lease
Lease Franchise	Owner-occupant	Block Sale In Operation Since Franchise Renew. option	
	Type Commercial	Area	Hauteur libre

Features

Sewage System	Municipality	Equipment/Services	
Water Supply	Municipality	Loading Platform	
Foundation		Rented Equip. (monthly)	
Roofing		Cadastre - Parkg (incl. pri	
Siding		Cadastre - Parkg (excl. pri	
Dividing Floor		Parkg (total)	
Windows	Aluminum	Driveway	
Energy/Heating	Electricity	Lot	
Heating System	Electric baseboard units	Distinctive Features	
Basement		Proximity	Highway, Metro, Public transportation
Renovations		Environmental Study	
Water (access)		Garage	
Mobility impaired accessible			

Inclusions

Heating and cooling systems in place, 3 phase electricity, Cash counter and its cabinets.

Exclusions

Addendum

Superb opportunity to acquire a commercial condo, located in the busy section of Jean- Talon, commercial and residential area with nearly 300 condos around, five minutes on foot to metro Namure, excellent visibility, thanks to large floor to ceiling windows.

Several possibility of businesse such as : retails, offices, clinics, and so on.

3 phase power source.

A must see.

Sale with legal warranty

Seller's Declaration

Yes SD-19286

Source

GROUPE SUTTON SUR L'ÎLE INC., 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.