

Centris No. 25353059 (Cancelled)



\$2,600,000 + GST/QST

1365-1395 Rue Notre-Dame
Montréal (Lachine)
H8S 2C9

Region Montréal
Neighbourhood East
Near Industrial Park

Property Type	Commercial	Year Built	1957
Style	Building	Expected Delivery Date	
Condominium Type		Specifications	
Property Use	Commercial and office space	Declaration of co-ownership	
Building Type	Detached	Special Contribution	
Total Number of Floors	2	Meeting Minutes	
Building Size	63.7 X 84.1 ft	Financial Statements	
Living Area		Building Rules	
Building Area	5,349.23 sqft	Building insurance	
Lot Size	65 X 100 ft	Maintenance log	
Lot Area	6,500.32 sqft	Co-ownership insurance	
Cadastre of Immovable	2133087	Contingency fund study	
Cadastre of Common Portions		Repossess./Judicial auth.	No
Trade possible		Certificate of Location	Yes (2017)
Zoning	Commercial	File Number	
Type of Operation		Occupancy	According to the leases
Type of Business		Deed of Sale Signature	60 days PP/PR Accepted

Municipal Assessment		Taxes (annual)		Energy (annual)	
Year	2023	Municipal	\$29,832 (2023)	Electricity	
Lot	\$220,400	School	\$982 (2022)	Oil	
Building	\$1,039,200	Infrastructure		Gas	
		Business Tax			
		Water			
Total	\$1,259,600	Total	\$30,814	Total	

Use of Space - Available Area of 2,450 sqft			
Type	Office	Monthly Rent	Included in Lease
Unit Number	7	Type of Lease	
Corporate Name		Rental Value	\$2,858 Excluded in Lease
Area	2,450 sqft	Lease Renew.	Heating, Electricity
Lease	Vacant	Option	
Franchise		Block Sale	
		In Operation Since	
		Franchise Renew.	
		option	

Features	
Sewage System	Municipality Property/Unit Amenity

Water Supply	Municipality	Loading Platform	
Foundation		Rented Equip. (monthly)	
Roofing		Cadastre - Parkg (incl. pri	
Siding		Cadastre - Parkg (excl. pri	
Dividing Floor		Parkg (total)	Driveway (1)
Windows		Driveway	Asphalt
Energy/Heating		Lot	
Heating System		Distinctive Features	
Basement		Proximity	Highway
Renovations		Environmental Study	
Water (access)		Garage	
Mobility impaired accessible			

Inclusions

Exclusions

Remarks
 Looking for an investment opportunity with potential? Look no further than this property, boasting a potential gross revenue of \$191,588 + GST/QST and a net potential revenue of \$136,838. With approximately 9,672 sq ft of leasable space above ground, this property also offers the potential to build a third floor and mezzanine, as well as the possibility of rezoning the upper levels for residential use. Stable tenants and excellent revenue, this property has the potential to increase its earnings even further.

Addendum
 Welcome to this exceptional commercial property with residential potential, located in a prime location. With a gross potential revenue of \$191,588 and a net potential revenue of \$136,838, this property offers a fantastic investment opportunity.

The leasable area of approximately 9,672 sq ft, spread over two floors and a basement, provides ample space for a variety of businesses. The property is zoned C-15, and the city allows up to 3 floors plus mezzanine in this zone, making this a versatile and attractive property for prospective tenants.

Furthermore, the commercial and residential zoning of the property enhances its value, presenting excellent revenue potential that can be further increased. The solid foundation of the property ensures long-term durability and stability. Please verify zoning matches your needs with the city urban planner permits department.

The current floor plate of approximately 5,300 sq ft (rounded) is efficiently designed, making it ideal for businesses seeking a well-laid-out floor plan. With the property's reciprocal servitudes of view with lot number 2 133 089, published at the Registry office division of Montreal under numbers 1 115 981 and 1 179 004, tenants can benefit from added value and protection.

This property is an excellent opportunity for investors and businesses seeking a prime location and flexible space. Its location, revenue potential, and zoning make it an attractive prospect. Current use is commercial and offices. Don't miss out on this chance to secure your new business home. Contact us today to schedule a tour and explore the full potential of this incredible property.

Sale without legal warranty of quality, at the buyer's risk and peril

Seller's Declaration No

Mortgage Loan

Creditor	Balance	As Of	% Rate	Term	Amort.	Maturity Date	Payment
Laurentian							

Owner

9391-4950 Quebec Inc. (E)
 100 des Bidents
 Lantier J0T 1V0

9391-4950 Quebec Inc. (E)
 100 des Bidents
 Lantier J0T 1V0

Representative

Brian Wolfe (E) (Mandatory)
 6 rue Granville
 Hampstead H3X 3B1

Stephanie Brenhouse (E) (Mandatory)
 6 rue Granville
 Hampstead H3X 3B1

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.

Listing Broker(s)

YANAL KAMAL
 Chartered Residential and Commercial Real Estate Bro
 514-242-2477
 csr@yanalkamal.com
 http://yanalkamal.com

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Compensation sharing		Broker's Declaration	Yes
Sale	2%	Contract-Sale	39458
Rental		Contract-Rental	
Lease renewal compensation		Listing on the Internet	Yes
Other information			
Date of Contract Signature	2021-09-28	Last Price	\$2,600,000 +
Expiration Date	2024-09-02		GST/QST
Appointment Info	24-hour minimum notice	Previous Price	
Name of the person to contact		Original Price	\$2,600,000
Telephone for Appointment			
Info Selling Broker			