



**Andres Pedriks**, Real Estate Broker  
**ROYAL LEPAGE ELITE**  
 Real Estate Agency  
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**\$299 per month + GST/QST X 1 year(s)**  
 149B Av. Cartier, local 8, Pointe-Claire, H9S 0A2

**Centris® No.**

21151325 (Active)

**Seller's Declaration**

No

<b>Property Type</b>	COM	<b>Occupancy</b>	1 days PP/PR Accepted
<b>Style</b>	Unit	<b>Deed of Sale Signature</b>	
<b>Condominium Type</b>		<b>Lot Eval.</b>	
<b>Property Use</b>	Off.	<b>Building Eval.</b>	
<b>Building Type</b>	Detached	<b>Mun. Taxes</b>	
<b>Year Built</b>		<b>School Taxes</b>	
<b>Unit or Building Size</b>		<b>Type of Business</b>	
<b>Lot Size</b>		<b>Zoning</b>	Commercial
<b>Lot Area</b>			
<b>Cert. of Location</b>	No		



<b>Use of space – Total area (Commercial)</b>	100 sqft
<b>Annual Sales</b>	
<b>Total expenses before debt service (bulk)</b>	
<b>Total taxes and annual expenses</b>	\$0



**Inclusions**  
 Heating, Electricity, Internet, use of common space, desk and chair.

**Exclusions**



<b>Sewage System</b>	<b>Equip./Serv.</b>
<b>Water Supply</b>	
<b>Foundation</b>	
<b>Dividing Floor</b>	<b>Parking</b>
<b>Loading Platform</b>	<b>Environmental Study</b>

Nano Offices available, \$299/month + GST & QST 100Sq.Ft., Furnished offices including heat, electricity and internet all you need to run a small business. Other spaces are available

Source: ROYAL LEPAGE ELITE, Real Estate Agency