



Andres Pedriks, Real Estate Broker
ROYAL LEPAGE ELITE
 Real Estate Agency
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Centris No. 21967889 (Active)



\$3,750/month + GST/QST X 36 month(s)

454A Boul. Beaconsfield
Beaconsfield
H9W 4B9

Region Montréal
Neighbourhood Bearepaire (South West)
Near Fildfare
Industrial Park

Property Type	Commercial	Year Built	1958
Style	Unit	Expected Delivery Date	
Condominium Type		Specifications	No
Property Use	Commercial and office space	Declaration of co-ownership	
Building Type	Detached	Published to RFQ	No
Total Number of Floors	2	Special Contribution	
Unit or Building Size		Meeting Minutes	No
Gross Living Area	1,600 sqft	Financial Statements	No
Building Area		Building Rules	No
Lot Size	60 X 167 ft	Repossess./Judicial auth.	No
Lot Area	10,020 sqft	Trade possible	
Cadastre Priv. Portion/Imm.	1417511	Certificate of Location	No
Cadastre of Common Portions		File Number	
Zoning	Commercial	Occupancy	2020-02-01
Type of Operation		Deed of Sale Signature	10 days PP/PR
Type of Business			Accepted

Municipal Assessment	Taxes (annual)	Energy (annual)
Year	Municipal	Electricity
Lot	School	Oil
Building	Infrastructure	Gas
	Business Taxes	
	Water	
	Other	
Total	Total	Total
		Not issued

Use of Space - Available Area of 1,600 sqft			
Type	Commercial	Monthly Rent	Included in Lease
Unit Number	A	Type of Lease	
Corporate Name		Rental Value	\$3,750 Excluded in Lease
Area	1,600 sqft	Lease Renew.	
Lease	Vacant	Option	
Franchise		Block Sale	
		In Operation Since	
		Franchise Renew.	
		option	

Features

Sewage System	Municipality	Equipment/Services	Central air conditioning
Water Supply	Municipality	Loading Platform	
Foundation	Poured concrete	Rented Equip. (monthly)	
Roofing	Asphalt and gravel	Cadastre - Parkg (incl. p	
Siding	Brick	Cadastre - Parkg (excl. p	
Dividing Floor		Parkg (total)	
Windows		Driveway	Asphalt
Energy/Heating	Electricity	Lot	
Heating System	Electric baseboard units	Distinctive Features	
Basement	6 feet and more	Proximity	Commuter train, Highway, Public transportation
Renovations		Environmental Study	
Water (access)		Garage	

Inclusions

All operating expenses, Basement 20feet by 36feet (720 sq.ft.), snow removal at the rear of the building, air conditioning unit

Exclusions

Hydro on meter, snow removal at front door, air conditioner maintenance

Broker - Remarks

Fabulous retail space or for medical offices or showroom, in charming village of Beaurepaire, Beaconsfield. In addition to the 1600 sq foot main level there is also a full height basement under about half the space.

Sale with legal warranty**Seller's Declaration**

No

Source

ROYAL LEPAGE ELITE, Real Estate Agency