



**Andres Pedriks**, Real Estate Broker  
**ROYAL LEPAGE ELITE**  
 Real Estate Agency  
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**Centris No.** 13612121 (Active)



**\$495/month + GST/QST X 1 year(s)**

**5 Av. de la Baie-de-Valois, local 2**  
**Pointe-Claire**  
**H9S 5H2**

**Region** Montréal  
**Neighbourhood** South East  
**Near** Lakeshore  
**Industrial Park**

<b>Property Type</b>	Commercial	<b>Year Built</b>	1956
<b>Style</b>	Building	<b>Expected Delivery Date</b>	
<b>Condominium Type</b>		<b>Specifications</b>	
<b>Property Use</b>	Offices only	<b>Declaration of co-ownership</b>	
<b>Building Type</b>	Detached		
<b>Total Number of Floors</b>	2	<b>Special Contribution</b>	
<b>Building Size</b>	3.3 X ft irr	<b>Meeting Minutes</b>	
<b>Gross Living Area</b>	103 sqft	<b>Financial Statements</b>	
<b>Building Area</b>		<b>Building Rules</b>	
<b>Lot Size</b>	3.3 X ft irr	<b>Repossess./Judicial auth.</b>	
<b>Lot Area</b>	10,850.02 sqft	<b>Trade possible</b>	
<b>Cadastre of Immovable</b>	4252926	<b>Certificate of Location</b>	No
<b>Cadastre of Common Portions</b>		<b>File Number</b>	
<b>Zoning</b>	Commercial	<b>Occupancy</b>	1 days PP/PR Accepted
<b>Type of Operation</b>		<b>Deed of Sale Signature</b>	1 days PP/PR Accepted
<b>Type of Business</b>			

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

<b>Use of Space - Available Area of 103 sqft</b>			
<b>Type</b>	Office	<b>Monthly Rent</b>	<b>Included in Lease</b>
<b>Unit Number</b>	2	<b>Type of Lease</b>	
<b>Corporate Name</b>		<b>Rental Value</b>	<b>Excluded in Lease</b>
<b>Area</b>	103 sqft	<b>Lease Renew.</b>	
		<b>Option</b>	
<b>Lease</b>	Vacant	<b>Block Sale</b>	
<b>Franchise</b>		<b>In Operation Since</b>	

**Franchise Renew.  
option**

**Features**

Sewage System  
Water Supply  
Foundation  
Roofing  
Siding  
Dividing Floor  
Windows  
Energy/Heating  
Heating System  
Basement  
Renovations  
Water (access)

Equipment/Services  
Loading Platform  
Rented Equip. (monthly)  
Cadastre - Parkg (incl. p  
Cadastre - Parkg (excl. p  
Parkg (total)  
Driveway  
Lot  
Distinctive Features  
Proximity  
Environmental Study  
Garage

**Inclusions**

Heating, Electricity, Internet, One Desk, One Chair, Use of common areas.

**Exclusions**

**Broker - Remarks**

Totally renovated high end Furnished offices. Different offices available starting \$350 + GST & QST/Month, including wifi, heating and electricity and commercial taxes. The office centre is conveniently located between Boul. St.-Jean and Boul. des Sources, just off of the Lakeshore with easy access to Highway 20 and steps away from the waterfront.

**Addendum**

Totally renovated high end office spaces. Different offices available starting rents are \$350+GST&QST per month. Office sizes range from 72sq.ft. to 128sq.ft.

**Seller's Declaration**

No

**Source**

ROYAL LEPAGE ELITE, Real Estate Agency