



**Andres Pedriks**, Real Estate Broker  
**ROYAL LEPAGE ELITE**  
 Real Estate Agency  
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**Centris No.** 23615103 (Active)



**\$950/month + GST/QST**

**454 Boul. Beaconsfield, local 220  
 Beaconsfield  
 H9W 4B9**

**Region** Montréal  
**Neighbourhood** Beaugreuil (South West)  
**Near** Fieldfare  
**Industrial Park**

<b>Property Type</b>	Commercial	<b>Year Built</b>	
<b>Style</b>	Unit	<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>Unit or Building Size</b>		<b>Special Contribution</b>	
<b>Gross Living Area</b>	440 sqft	<b>Meeting Minutes</b>	
<b>Building Area</b>		<b>Financial Statements</b>	
<b>Lot Size</b>		<b>Building Rules</b>	
<b>Lot Area</b>		<b>Repossess./Judicial auth.</b>	No
<b>Cadastre Priv. Portion/Imm.</b>		<b>Trade possible</b>	
<b>Cadastre of Common Portions</b>		<b>Certificate of Location</b>	No
<b>Zoning</b>	Commercial	<b>File Number</b>	
<b>Type of Operation</b>		<b>Occupancy</b>	5 days PP/PR Accepted
<b>Type of Business</b>	Office	<b>Deed of Sale Signature</b>	5 days PP/PR Accepted

<b>Municipal Assessment</b>	<b>Taxes (annual)</b>	<b>Energy (annual)</b>
<b>Year</b>	<b>Municipal</b>	<b>Electricity</b>
<b>Lot</b>	<b>School</b>	<b>Oil</b>
<b>Building</b>	<b>Infrastructure</b>	<b>Gas</b>
	<b>Business Taxes</b>	
	<b>Water</b>	
<b>Total</b>	<b>Total</b>	<b>Total</b>

<b>Use of Space - Available Area of 440 sqft</b>			
<b>Type</b>	Office	<b>Monthly Rent</b>	\$950 (2019-08-30) <b>Included in Lease</b>
<b>Unit Number</b>	220	<b>Type of Lease</b>	Gross
<b>Corporate Name</b>		<b>Rental Value</b>	<b>Excluded in Lease</b>
<b>Area</b>	440 sqft	<b>Lease Renew.</b>	
		<b>Option</b>	
<b>Lease</b>	No lease	<b>Block Sale</b>	
<b>Franchise</b>		<b>In Operation Since</b>	
		<b>Franchise Renew.</b>	
		<b>option</b>	

**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 - Parking  
Parking  
Driveway  
Lot  
Distinctive Features  
Proximity  
Environmental Study  
Garage

**Inclusions**

Air conditioner, Parking on a first come first served basis

**Exclusions**

Hydro

**Broker - Remarks**

440 square feet of professional office space in charming downtown Beaufort Village. Ideal for doctor, dentist etc. Near restaurants, bank, shops, lake, schools, public transit.

**Seller's Declaration**

No

**Source**

ROYAL LEPAGE ELITE, Real Estate Agency