



**Andres Pedriks**, Real Estate Broker  
**ROYAL LEPAGE ELITE**  
 Real Estate Agency  
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**\$2,250 per month + GST/QST**

452 Boul. Beaconsfield, Beaconsfield, H9W 4B9 (Fieldfare)

**Centris® No.**

26027492 (Active)

**Seller's Declaration**

No

<b>Property Type</b>	COM	<b>Occupancy</b>	15 days PP/PR Accepted
<b>Style</b>	Unit	<b>Deed of Sale Signature</b>	15 days PP/PR Accepted
<b>Condominium Type</b>		<b>Lot Eval.</b>	
<b>Property Use</b>	Com./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>Lot Area</b>		<b>Zoning</b>	Commercial
<b>Cert. of Location</b>	No		



<b>Use of space – Total area (Commercial)</b>	900 sqft
<b>Annual Sales</b>	
<b>Total expenses before debt service (bulk)</b>	
<b>Total taxes and annual expenses</b>	\$0



**Inclusions**  
 Municipal Taxes, snow removal at rear of building only.

**Exclusions**  
 Water tax, heat, hydro, communications, snow removal at front of building.



<b>Sewage System</b>	Municipality	<b>Equip./Serv.</b>	Central air conditioning
<b>Water Supply</b>	Municipality		
<b>Foundation</b>	Poured concrete		
<b>Dividing Floor</b>		<b>Parking</b>	
<b>Loading Platform</b>		<b>Environmental Study</b>	

About 900 square feet of Great Retail Space plus a full basement, in charming Beaurepaire Village, Beaconsfield.

Source: ROYAL LEPAGE ELITE, Real Estate Agency

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