



Andres Pedriks, Residential and Commercial Real Estate Broker
ROYAL LEPAGE ELITE
 Real Estate Agency
 443, boul. Beaconsfield
 Beaconsfield (QC) H9W 5Y1
<http://www.mellorgroup.ca>

514-892-6547 / 514-697-9181
 Fax : 514-697-9499
apedriks@royallepage.ca



\$15.44 + GST/QST X 5 year(s)

2471 Rue St-Patrick, Montréal (Le Sud-Ouest), H3K 1B3

Centris No.

28052616 (Sold Nb. of Days 56)

Seller's Declaration

No

Property Type	COM	Occupancy	2021-05-01
Style	Unit	Deed of Sale Signature	
Condominium Type		Lot Eval.	
Property Use	Com./Off.	Building Eval.	
Building Type	Detached	Mun. Taxes	
Year Built	1997	School Taxes	
Unit or Building Size		Date of Sale	2021-06-23
Lot Size		Selling Brokerage Firm	
Lot Area	41,156.87 sqft	ROYAL LEPAGE ELITE	
Cert. of Location	No		



Use of space – Available area (Commercial)	8,160 sqft
Annual Sales	
Total expenses before debt service (bulk)	
Total taxes and annual expenses	\$0



Inclusions
7 parking spaces



Exclusions
Electricity

Sewage System	Equip./Serv.
Water Supply	
Foundation	
Dividing Floor	Parkg (total)
Loading Platform	Environmental Study

Welcome to 2471 St-Patrick. Directly on the Lachine Canal. This space offers great views of Downtown. Easy access to Charlevoix Metro station, short walk to the Atwater Market, on the Lachine bike path. Party room available to rent. Offices, warehousing, event space, gym - lots of options. Up to 8160 sqft of mixed space available. Call to discuss.

- * Ground floor
 - Warehouse 2342 sqft
 - Loading dock and warehousing space with 23'6" of space to the trusses
 - Office space 2463 sqft
- * 2nd floor
 - Office space 3430 sqft
- * Base Rent \$15/sqft

Source: ROYAL LEPAGE ELITE, Real Estate Agency