



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

514-442-8364 / 514-697-9181
 Fax : 514-697-9499
alexpedriks@royalpage.ca



Centris No. 28052616 (Active)



\$15.00/year/sqft + GST/QST

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

Region Montréal
Neighbourhood Pointe-Saint-Charles
Near
 Industrial Park

Property Type	Commercial	Year Built	1997
Style	Unit	Expected Delivery Date	
Condominium Type		Specifications	
Property Use	Commercial and office space	Declaration of co-ownership	
Building Type	Detached		
Total Number of Floors	2	Special Contribution	
Unit or Building Size		Meeting Minutes	
Living Area		Financial Statements	
Building Area	20,969.16 sqft	Building Rules	
Lot Size		Repossess./Judicial auth.	No
Lot Area	41,156.87 sqft	Trade possible	
Cadastre Priv. Portion/Imm.	1380724, 1573964	Certificate of Location	No
Cadastre of Common Portions		File Number	
Zoning	Commercial, Other	Occupancy	2021-05-01
Type of Operation	Storage, Wholesaler, Factory, Service	Deed of Sale Signature	
Type of Business	Office, Outfitter		

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

Use of Space - Available Area of 8,160 sqft			
Type	Office	Monthly Rent	Included in Lease
Unit Number		Type of Lease	
Corporate Name		Rental Value	Excluded in Lease
Area	8,160 sqft	Lease Renew.	
		Option	
Lease	Vacant	Block Sale	
Franchise		In Operation Since	
		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

7 parking spaces

Exclusions**Broker - Remarks**

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.

Addendum

- * 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
- * Additional Rent \$4.01/sqft
 - Property taxes, insurance, maintenance, natural gas heating, administration

Seller's Declaration

No

Source

ROYAL LEPAGE ELITE, Real Estate Agency