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Centris No. 16697457 (Active)



\$29.24/year/sqft + GST/QST X 5 year(s)

**4896 Boul. Taschereau, local 230-230A
 Longueuil (Greenfield Park)
 J4V 2J2**

Region Montérégie

Neighbourhood

Near Laurence

Industrial Park

Property Type	Commercial
Style	Unit
Condominium Type	
Property Use	Offices only
Building Type	Detached
Total Number of Floors	2
Unit or Building Size	
Living Area	
Building Area	6,862 sqft
Lot Size	
Lot Area	
Cadastre Priv. Portion/Imm.	
Cadastre of Common Portions	
Trade possible	
Zoning	Commercial
Type of Operation	Service
Type of Business	Health centre, Clinic

Year Built	
Expected Delivery Date	
Specifications	
Declaration of co-ownership	
Special Contribution	
Meeting Minutes	
Financial Statements	
Building Rules	
Building insurance	
Maintenance log	
Co-ownership insurance	
Contingency fund study	
Reposess./Judicial auth.	No
Certificate of Location	No
File Number	
Occupancy	7 days PP/PR Accepted
Deed of Sale Signature	7 days PP/PR Accepted

Municipal Assessment	Taxes (annual)	Energy (annual)	
Year	Municipal	Electricity	
Lot	School	Oil	
Building	Infrastructure	Gas	
	Business Tax		
	Water		
Total	Total	Total	\$0

Annual Expenses (excluding operating costs)

Management/Administration	\$1	Other	\$104,576
Total	\$104,577		

Use of Space - Available Area of 6,862 sqft

Type	Office	Monthly Rent	\$14 (2024-08-13)	Included in Lease
Unit Number	230-230A	Type of Lease	Gross	Outdoor parking (50), Taxes, Water taxes, Air conditioning, Cable/TV, Snow removal, Lawn
Corporate Name Area	6,862 sqft	Rental Value Lease Renew. Option Block Sale	Yes (10 years)	Excluded in Lease Heating, Internet, Electricity, Hot water
Lease	2014-08-15 to 2028-02-28	In Operation Since Franchise Renew. option		
Franchise				
	Type Office		Area 4,923 sqft	Hauteur libre

Features

Sewage System	Municipality	Property/Unit Amenity	Elevator, Central air conditioning, Fire detector (connected), Air exchange system, Signs allowed, Generator, Alarm system, Sprinkler system
Water Supply	Municipality	Loading Platform	
Foundation	Poured concrete	Rented Equip. (monthly)	
Roofing	Elastomeric membrane	Cadastre - Parkg (incl. pri	
Siding	Brick	Cadastre - Parkg (excl. pri	
Dividing Floor	Concrete	Parkg (total)	
Windows	Aluminum	Driveway	Asphalt
Energy/Heating	Electricity	Lot	
Heating System	Forced air	Distinctive Features	
Basement	None	Proximity	Commuter train, Highway, Metro, Public transportation, Réseau Express Métropolitain (REM)
Renovations		Environmental Study	
Water (access)		Garage	
Mobility impaired accessible	Adapted entrance, Exterior access ramp		

Inclusions

All included except electricity.

Exclusions

Electricity

Remarks

Space of 6 862 SF, Sublease of lease from Centre de Développements Neurosearch Inc. and/ or Moka Test Inc. These offices spaces are very close from Charles-LeMoyne Hospital. Offices formerly used by the Alzheimer's medical research center, which is still nearby. Ask the broker for more information.

Addendum

Looking for 6,862 PC turnkey offices, \$29.24 per PC including all, all fees and medical quality close to Charles-Lemoyne Hospital and next to Neurosearch Development Center Inc. and/ or MoCA Test Inc.

AVAILABLE NOW.

These offices were used by the Alzheimer's medical research who are still your neighbor.

The base price is \$14 per square foot.
Operating costs are \$15.24 per square foot.

Total cost, base and operating
is \$29.24 per square foot.
Only electricity is not included.

Ask your broker for details.

Sale with legal warranty of quality

Seller's Declaration

No

Fire safety certificate of compliance 2024

Source

RE/MAX PLATINE, Real Estate Agency