



Nick Dimakis Inc.

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Centris No. 16183283 (Active)



\$2,298,000 + GST/QST

**750-760 Boul. Crémazie O.
 Montréal (Villeray/Saint-Michel/Parc-Extension)
 H3N 1A2**

Region Montréal
Neighbourhood Parc-Extension
Near
Industrial Park

Property Type	Commercial	Year Built	1964
Style	Building	Expected Delivery Date	
Condominium Type		Specifications	
Property Use	Commercial and office space	Declaration of co-ownership	
Building Type	Detached		
Total Number of Floors		Special Contribution	
Building Size	64.10 X 50.3 ft irr	Meeting Minutes	
Plan Living Area	9,192 sqft	Financial Statements	
Building Area		Building Rules	
Lot Size		Building insurance	
Lot Area	7,306.54 sqft	Maintenance log	
Cadastre of Immovable	2247023-2247553	Co-ownership insurance	
Cadastre of Common Portions		Contingency fund study	
Trade possible		Reposess./Judicial auth.	No
Zoning	Commercial	Certificate of Location	Yes (2019)
Type of Operation	Service	File Number	
Type of Business		Occupancy	According to the leases
		Deed of Sale Signature	60 days PP/PR Accepted

Municipal Assessment		Taxes (annual)		Energy (annual)	
Year	2024	Municipal	\$41,055 (2024)	Electricity	\$500
Lot	\$644,900	School	\$1,270 (2024)	Oil	
Building	\$884,900	Infrastructure		Gas	
		Business Tax			
		Water			
Total	\$1,529,800	Total	\$42,325	Total	\$500

Annual Expenses (excluding operating costs)			
Insurance	\$9,100	Snow removal	\$1,600
Total	\$10,700		

Use of Space - Available Area of 0.01 sqft to 8,596.01 sqft

Type	Commercial	Monthly Rent	\$6,000 (2025-03-01)	Included in Lease
Unit Number	750	Type of Lease	Gross	
Corporate Name	Poutine Boss	Rental Value		Excluded in Lease
Area	2,798 sqft	Lease Renew. Option	Yes (10 years)	
Lease	2023-03-01 to 2028-03-31	Block Sale		
Franchise		In Operation Since Franchise Renew. option		
Type	Office	Monthly Rent	\$4,500 (2025-03-01)	Included in Lease
Unit Number	200	Type of Lease	Gross	
Corporate Name	Xeno Space	Rental Value		Excluded in Lease
Area	2,798 sqft	Lease Renew. Option	Yes (5 years)	
Lease	2023-04-01 to 2028-04-30	Block Sale		
Franchise		In Operation Since Franchise Renew. option		
Type	Office	Monthly Rent		Included in Lease
Unit Number	300	Type of Lease		
Corporate Name	Vacant	Rental Value	\$4,500	Excluded in Lease
Area	3,000 sqft	Lease Renew. Option		
Lease	Vacant	Block Sale		
Franchise		In Operation Since Franchise Renew. option		
Type	Commercial	Monthly Rent	\$2,500 (2025-03-01)	Included in Lease
Unit Number	Signs	Type of Lease	Gross	
Corporate Name	Outfront Media	Rental Value		Excluded in Lease
Area	0.01 sqft	Lease Renew. Option		
Lease	2023-01-01 to 2032-12-31	Block Sale		
Franchise		In Operation Since Franchise Renew. option		

Features

Sewage System	Municipality	Property/Unit Amenity	
Water Supply	Municipality	Loading Platform	
Foundation		Rented Equip. (monthly)	
Roofing		Cadastre - Parkg (incl. pri	
Siding		Cadastre - Parkg (excl. pri	
Dividing Floor	Concrete	Parkg (total)	Driveway (15)
Windows		Driveway	Asphalt
Energy/Heating		Lot	
Heating System		Distinctive Features	Street corner
Basement	6 feet and more, Finished basement	Proximity	Highway, Metro, Public transportation
Renovations		Environmental Study	Phase 1 (2018/11), Phase 2 (2019/1)
Water (access)		Garage	
Mobility impaired accessible			

Inclusions**Exclusions****Remarks**

Strategic Location!! Freestanding commercial building located on Boulevard Crémazie, offering excellent visibility from the Metropolitan highway. This concrete building spans over three spacious floors, totaling approx. 9,500 square feet plus a full 10ft basement. It also features 15 parking spaces and elevator shaft. This property is ideal for either owner-occupants or investors. With its exceptional location, this property presents an excellent opportunity for office spaces or retail businesses .

Sale with exclusion(s) of legal warranty : Vendue sans aucune garantie légale quant à la qualité."

Seller's Declaration

No

Source

ROYAL LEPAGE CLASSIC, Real Estate Agency

This is not an offer or promise to sell that could bind the seller to the buyer , but an invitation to submit such offers or promises.



Aerial photo



Exterior



Exterior



Staircase



Office



Office



Office



Office



Powder room



Staircase



Aerial photo



Aerial photo



Aerial photo



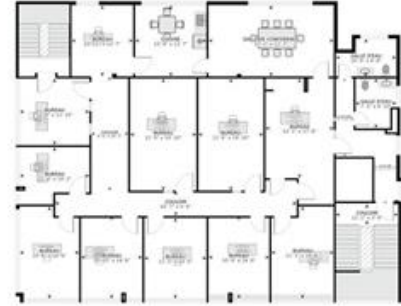
Aerial photo

PLANCHER PRINCIPAL Aire Int. 3299 pi²



Restaurant

DEUXIEME ETAGE Aire Int. 3343 pi²



Office

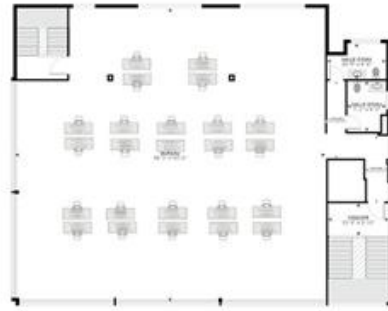
SOUS-SOL Aire Int. 3466 sq'



Basement

Centris®

TROISIEME ETAGE Aire Int. 3287 sq'



Office

Centris®