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Centris No. 17402874 (Active)



\$1,175,000

2221 Rue Bélanger
Montréal (Villeray/Saint-Michel/Parc-Extension)
H2G 1C5
Region Montréal
Neighbourhood Villeray
Near des Erables
Industrial Park

Property Type	Commercial	Year Built	1946
Style	Building	Expected Delivery Date	
Condominium Type		Specifications	
Property Use	Commercial and office space	Declaration of co-ownership	
Building Type	Attached		
Total Number of Floors			
Building Size	26 X ft irr	Special Contribution	
Living Area		Meeting Minutes	
Building Area	4,092 sqft	Financial Statements	
Lot Size	26 X ft irr	Building Rules	
Lot Area	2,080 sqft	Building insurance	
Cadastre of Immovable	2 167 394	Maintenance log	
Cadastre of Common Portions		Co-ownership insurance	
Trade possible		Contingency fund study	
Zoning	Commercial	Reposess./Judicial auth.	No
Type of Operation		Certificate of Location	Yes (2021)
Type of Business		File Number	
		Occupancy	30 days PP/PR Accepted
		Deed of Sale Signature	30 days PP/PR Accepted

Municipal Assessment		Taxes (annual)		Energy (annual)	
Year	2025	Municipal	\$30,965 (2025)	Electricity	
Lot	\$231,800	School	\$939 (2025)	Oil	
Building	\$1,067,800	Infrastructure		Gas	
		Business Tax			
		Water			
Total	\$1,299,600	Total	\$31,904	Total	\$0

Annual Expenses (excluding operating costs)	
Insurance	\$4,000
Total	\$4,000

Use of Space - Available Area of 4,092 sqft

Type	Commercial	Monthly Rent	\$3,000 (2025-08-01)	Included in Lease
Unit Number	2221	Type of Lease	Net	
Corporate Name		Rental Value		Excluded in Lease
Area	4,092 sqft	Lease Renew. Option		
Lease	2015-08-01 to 2026-12-31	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		Parkg (total)	
Windows		Driveway	
Energy/Heating		Lot	
Heating System		Distinctive Features	
Basement		Proximity	Highway, Metro, Public transportation
Renovations		Environmental Study	
Water (access)		Garage	
Mobility impaired accessible			

Inclusions**Exclusions****Remarks**

Commercial property located in Villeray, with very high visibility, located nearby the Av. De Lorimier, giving easy access to the Metropolitan. Walking distance from metro d'Iberbille and Fabre.

Sale with exclusion(s) of legal warranty : the sale of the property will be made without any legal warranty of quality at the risk and peril of the buyer;

Seller's Declaration

No

Source

COLDWELL BANKER COMMERCIAL ROSELLI, 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.