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Centris No. 12364843 (Active)



**\$8,900,000 + GST/QST**

**12415-12421 Boul. Lacordaire**  
**Montréal (Montréal-Nord)**  
**H1G 4L5**

**Region** Montréal  
**Neighbourhood**  
**Near** Boul. Léger  
**Industrial Park**

<b>Property Type</b>	Commercial	<b>Year Built</b>	2023, New
<b>Style</b>	Building	<b>Expected Delivery Date</b>	
<b>Condominium Type</b>		<b>Specifications</b>	
<b>Property Use</b>	medical, offices	<b>Declaration of co-ownership</b>	
<b>Building Type</b>	Detached	<b>Special Contribution</b>	
<b>Total Number of Floors</b>	3	<b>Meeting Minutes</b>	
<b>Building Size</b>	180 X 92 ft irr	<b>Financial Statements</b>	
<b>Living Area</b>		<b>Building Rules</b>	
<b>Building Area</b>		<b>Building insurance</b>	Yes (2025)
<b>Lot Size</b>	262 X 116 ft irr	<b>Maintenance log</b>	
<b>Lot Area</b>	22,827 sqft	<b>Co-ownership insurance</b>	
<b>Cadastral of Immovable</b>	6358896	<b>Contingency fund study</b>	
<b>Cadastral of Common Portions</b>		<b>Repossess./Judicial auth.</b>	No
<b>Trade possible</b>		<b>Certificate of Location</b>	Yes (2022)
<b>Zoning</b>	Commercial, Medical, Offices	<b>File Number</b>	
<b>Type of Operation</b>		<b>Occupancy</b>	According to the leases
<b>Type of Business</b>		<b>Deed of Sale Signature</b>	60 days PP/PR Accepted

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Energy (annual)</b>	
Year	2021	Municipal	\$341,556 (2025)	Electricity	\$50,000
Lot	\$954,300	School	\$8,992 (2025)	Oil	
Building	\$9,745,700	Infrastructure		Gas	\$10,000
		Business Tax			
		Water			
<b>Total</b>	\$10,700,000	<b>Total</b>	\$350,548	<b>Total</b>	\$60,000

### Annual Expenses (excluding operating costs)

<b>Garbage</b>	\$1,580	<b>Insurance</b>	\$17,423	<b>Lawn</b>	\$3,000
<b>Maintenance</b>	\$42,000	<b>Management/Administration</b>	\$31,200	<b>Security</b>	\$4,000
<b>Snow removal</b>	\$4,050	<b>Other</b>	\$11,850		
<b>Total</b>	\$115,103				

## Use of Space - Available Area of 200 sqft to 20 549.5 sqft

Type	Office	Monthly Rent	\$13,610 (2025-07-01)	<b>Included in Lease</b>
Unit Number	12415	Type of Lease	Other	Tenant's improvements, Indoor parking (5)
Corporate Name	CIUSSS du Nord-de-l'Île de Montréal	Rental Value		<b>Excluded in Lease</b>
Area	3,450 sqft	Lease Renew. Option	Yes (5 years)	
Lease	2024-02-01 to 2034-01-31	Block Sale		
Franchise		In Operation Since Franchise Renew. option	2024	
Type	Office	Monthly Rent	\$5,114 (2025-07-01)	<b>Included in Lease</b>
Unit Number	202	Type of Lease	Net	Indoor parking (2)
Corporate Name	9064-4220 Québec inc. (Physio-Expert)	Rental Value		<b>Excluded in Lease</b>
Area	3 409.5 sqft	Lease Renew. Option	Yes (10 years)	
Lease	2023-06-28 to 2043-06-28	Block Sale		
Franchise		In Operation Since Franchise Renew. option	2023	
Type	Commercial	Monthly Rent	\$9,841 (2025-07-01)	<b>Included in Lease</b>
Unit Number	203	Type of Lease	Net	Indoor parking (4)
Corporate Name	9363-2859 Québec inc. (Désy)	Rental Value		<b>Excluded in Lease</b>
Area	9,841 sqft	Lease Renew. Option	Yes (10 years)	
Lease	2023-06-29 to 2043-06-28	Block Sale		
Franchise		In Operation Since Franchise Renew. option	2023	
Type	Office	Monthly Rent	\$5,742 (2025-07-01)	<b>Included in Lease</b>
Unit Number	301	Type of Lease	Net	
Corporate Name	Radiologix	Rental Value		<b>Excluded in Lease</b>
Area	3,649 sqft	Lease Renew. Option	Yes (10 years)	
Lease	2023-01-01 to 2033-12-31	Block Sale		
Franchise		In Operation Since Franchise Renew. option	2023	
Type	Commercial	Monthly Rent	\$1,500 (2025-07-01)	<b>Included in Lease</b>
Unit Number	Toiture	Type of Lease	Gross	
Corporate Name	Telus	Rental Value		<b>Excluded in Lease</b>
Area	Communicatins 200 sqft	Lease Renew. Option	Yes (10 years)	
Lease	2024-11-01 to 2034-10-31	Block Sale		

<b>Franchise</b>	<b>In Operation Since</b> <b>Franchise Renew.</b> <b>option</b>		
<b>Features</b>			
<b>Sewage System</b>	Municipality	<b>Property/Unit Amenity</b>	Elevator, Wall-mounted air conditioning, Fire detector (connected), Electrical input (600 amps) (600 volts), Alarm system
<b>Water Supply</b>	Municipality	<b>Loading Platform</b>	
<b>Foundation</b>	Poured concrete	<b>Rented Equip. (monthly)</b>	
<b>Roofing</b>	Elastomeric membrane, Telus antenna on roof	<b>Cadastre - Parkg (incl. pri</b>	
<b>Siding</b>	Aluminum, Brick, Architectural blocks	<b>Cadastre - Parkg (excl. pri</b>	
<b>Dividing Floor</b>	concrete on steel structure	<b>Parkg (total)</b>	Driveway (24), Garage (35)
<b>Windows</b>	Aluminum	<b>Driveway</b>	Asphalt, Covered parking
<b>Energy/Heating</b>	Electricity, Natural gas, central A/C	<b>Lot</b>	
<b>Heating System</b>	Electric baseboard units, Forced air	<b>Distinctive Features</b>	Street corner, High visibility
<b>Basement</b>	6 feet and more, Finished basement, Garage, mechanical/electrical room, locker	<b>Proximity</b>	Commuter train, Highway, Metro, Public transportation, Schools, parks, restaurants, Desjardins, etc
<b>Renovations</b>		<b>Environmental Study</b>	Phase 1 (2019/8), Phase 2 (2019/10)
<b>Water (access)</b>		<b>Garage</b>	Built-in, In basement
<b>Mobility impaired accessible</b>	Adapted entrance, Exterior access ramp		

## Inclusions

all equipment in place necessary for the proper functioning of the building

## Exclusions

all equipment and furnishings of the tenants of the building, all equipment which is not on site in the common areas and in any uncompleted premises

## Remarks

The Complexe médical Montréal-Nord is a new rental building on a large 22,827 sq. ft. lot offering excellent visibility at the corner of Lacordaire and Léger boulevards. More than 36,240 sq. ft. of leasable space, plus a 35-space garage and 24-space covered outdoor parking. Prime tenants with long-term leases: CIUSSS du Nord-de-l'Île-de-Montréal, Clinique médicale Désy (GMF), Radiologix, Physio-Expert, Action prévention Jeunesse, and Telus Communications (roof antenna). Available spaces currently totaling 13,211 sq. ft. in leasable space; ideal for owner-occupants or savvy investors with potential tenants.

## Addendum

### COMPLEXE MÉDICAL MONTRÉAL-NORD

Very recent rental building on a large 22,827 sq. ft. lot offering excellent visibility at the corner of Lacordaire and Léger boulevards, with a bus stop at the door, and easy access to highways and major roads.

Approximately 36,240 sq. ft. of leasable space, the building also offers a 35-space garage and 24-space covered outdoor parking.

### RENTED PREMISES:

- 12,415 Lacordaire: CIUSSS du Nord-de-l'Île-de-Montréal, 3450 sf Actuel monthly rent of 13,610\$, as following: Base rent of 5776\$, plus Additional rent of 7834\$ for recovery of rental improvements
- 202: Physio-Expert, 3,410 sq.ft.\*
- 203: GMF Clinique médicale Désy, 9,841 sq.ft.\*
- 301: Radiologix, 3,649 sq.ft.
- 101: Action prévention jeunesse, 2679 sq.ft. (subject to PPCMOI)

- Telus Communications (rooftop antenna and garage room)
- \* Note that two leases include some exclusivity clauses.

RENTS: All leases (except Telus) include a Base Rent and an Additional Rent for Taxes and OPEX. The estimated 2025 Additional Rent is 14.51\$/sq.ft. for operating expenses (OPEX) and recovery of the non-residential property taxes, subject to the terms of each lease.

**VACANT SPACES FOR RENT (in "base building" condition):**

- 201: 1900 sq.ft. (See Centris #24129911)
- 302/303: 11450 sq. ft., in 2 and up to 5 spaces (see Centris #14608936)

This opportunity is ideal for an owner-occupant or for savvy investors with potential tenants contacts.

Built with a medical purpose as part of a Special Project (PPU), certain usage restrictions apply. However, since the municipality is receptive to certain complementary uses, the sellers filed a PPCMOI application with the municipality in August 2025 with the aim of obtaining other uses (pharmacy, café, offices for other types of professionals, community).

Notwithstanding the foregoing, the buyer shall be solely responsible for verifying with the relevant authorities (municipality and others) that any use in the building is or will be authorized and complies with regulations.

As part of its due diligence, at his own expense the buyer shall be responsible for conducting any verifications and inspections it deems necessary or useful, including, but not limited to, verification of titles, zoning, leases, income, expenses, physical condition of the building, inspections, financial analyses, construction work, etc. See Appendix AG 10883.

The RENT ROLL and additional information are available upon signing of the Confidentiality Letter (NDA) on file. Please note that certain documents are shared only upon an accepted Promise to Purchase(e.g., leases, contracts, reports, correspondence, etc.).

**NO VISITS OF THE PROPERTY WITHOUT AN APPOINTMENT.** For such purpose, a prior written confirmation from the listing broker is required. Out of respect for tenants, any visits to leased premises will only be held following an accepted Promise to Purchase.

**Sale with exclusion(s) of legal warranty : The sale of the IMMOVABLE is made without legal guarantee of quality, at the buyer's risk.**

**Seller's Declaration**

No

Notice of non-compliance, Building related factors, Some spaces are vacant and in "base building" condition. Work remains to be completed and/or corrected in the building, which is being sold as is. Also see annex AG 10883.

**Source**

RE/MAX DU CARTIER BONJOUR, 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.



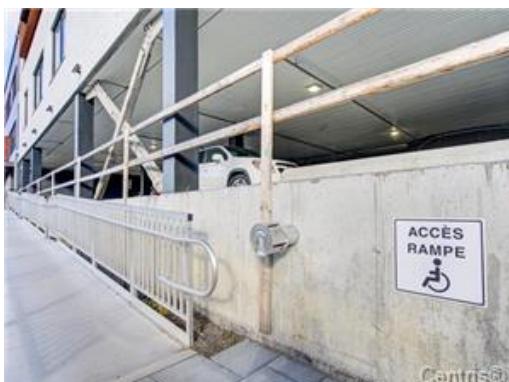
**Aerial photo**



**Parking**



**Parking**



**Other**



**Overall view**



**Frontage**



**Garage**



**Garage**



Hall



Hall



Interior



Interior



Interior



Interior



Interior

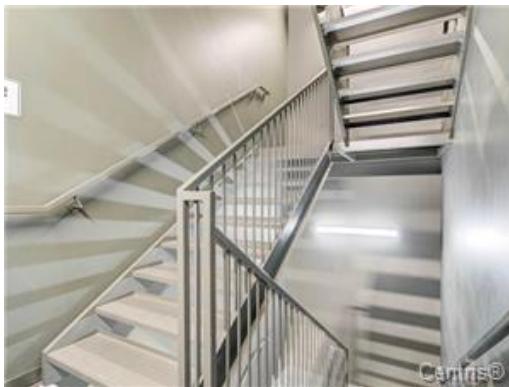


Interior



Centris®

**Interior**



Centris®

**Staircase**



Centris®

**Frontage**



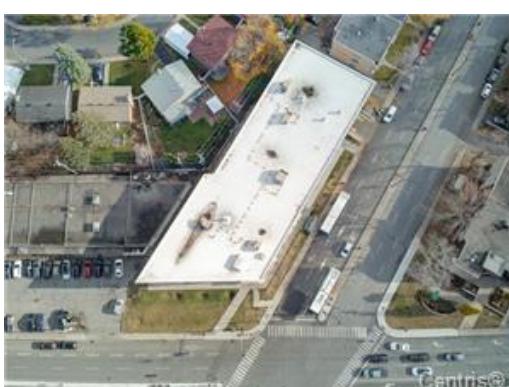
Centris®

**Frontage**



Centris®

**Street**



Centris®

**Aerial photo**



Centris®

**Aerial photo**