

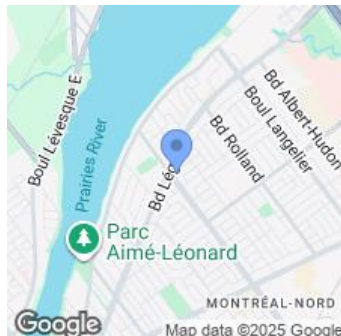


Diane Sabourin, Certified Residential and Commercial Real Estate Broker AEO
Diane sabourin Inc.
RE/MAX DU CARTIER BONJOUR, Real Estate Agency
11 900, Rue de l'Avenir #401
Mirabel (QC) J7J 2T6
<http://www.dianesabourin.com>

514-212-6416 / 450-475-0911
Fax : 450-951-3991
diane.sabourin@remax-quebec.com



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

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

Municipal Assessment

Year 2021
Lot \$954,300
Building \$9,745,700

Taxes (annual)

Municipal \$341,556 (2025)
School \$8,992 (2025)
Infrastructure
Business Tax
Water

Energy (annual)

Electricity \$50,000
Oil
Gas \$10,000

Total	\$10,700,000	Total	\$350,548	Total	\$60,000
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Annual Expenses (excluding operating costs)

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

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

Type	Office	Monthly Rent	\$13,610 (2025-07-01)	Included in Lease
Unit Number	12415	Type of Lease	Other	Tenant's improvements, Indoor parking (5)
Corporate Name	CIUSSS du Nord-de-l'Ile de Montréal	Rental Value		Excluded in Lease
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)	Included in Lease
Unit Number	202	Type of Lease	Net	Indoor parking (2)
Corporate Name	9064-4220 Québec inc. (Physio-Expert)	Rental Value		Excluded in Lease
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)	Included in Lease
Unit Number	203	Type of Lease	Net	Indoor parking (4)
Corporate Name	9363-2859 Québec inc. (Désy)	Rental Value		Excluded in Lease
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)	Included in Lease
Unit Number	301	Type of Lease	Net	
Corporate Name	Radiologix	Rental Value		Excluded in Lease
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)	Included in Lease
Unit Number	Toiture	Type of Lease	Gross	
Corporate Name	Telus Communicatins	Rental Value		Excluded in Lease
Area	200 sqft	Lease Renew. Option	Yes (10 years)	
Lease	2024-11-01 to 2034-10-31	Block Sale		

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



Interior



Staircase



Frontage



Frontage



Street



Aerial photo



Aerial photo