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Centris No. 27468065 (Active)

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\$1,550,000 + GST/QST

**1583 Rue St-Hubert
 Montréal (Ville-Marie)**

H2L 3Z1

Region Montréal
Neighbourhood Central
Near Maisonneuve

Industrial Park

Property Type	Commercial	Year Built	1960
Style	Building	Expected Delivery Date	
Condominium Type		Specifications	
Property Use	Commercial and office space	Declaration of co-ownership	
Building Type	Attached	Special Contribution	
Total Number of Floors	3	Meeting Minutes	
Building Size	21 X 66 ft irr	Financial Statements	
Gross Living Area	4,281 sqft	Building Rules	
Building Area	1,427 sqft	Building insurance	
Lot Size	21 X 78 ft	Maintenance log	
Lot Area	1,638 sqft	Co-ownership insurance	
Cadastre of Immovable	2161959 Cadastre du Québec	Contingency fund study	
Cadastre of Common Portions		Repossess./Judicial auth.	No
Trade possible		Certificate of Location	Yes (2023)
Zoning	Commercial	File Number	
Type of Operation	Service	Occupancy	30 days PP/PR Accepted
Type of Business		Deed of Sale Signature	30 days PP/PR Accepted

Municipal Assessment		Taxes (annual)		Energy (annual)	
Year	2026	Municipal	\$33,754 (2025)	Electricity	
Lot	\$327,200	School	\$1,030 (2026)	Oil	
Building	\$1,045,100	Infrastructure		Gas	
		Business Tax			
		Water			
Total	\$1,372,300	Total	\$34,784	Total	

Use of Space - Available Area of 4,281 sqft

Type	Commercial	Monthly Rent	Included in Lease
Unit Number	1583	Type of Lease	
Corporate Name	llocal Inc.	Rental Value	\$11,300 Excluded in Lease

Area	4,281 sqft	Lease Renew. Option	
Lease Franchise	Owner-occupant	Block Sale In Operation Since Franchise Renew. option	
Features			
Sewage System	Municipality	Property/Unit Amenity	Central air conditioning, Alarm system
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	Electricity	Lot	
Heating System	Electric baseboard units, Forced air, HVAC	Distinctive Features	
Basement		Proximity	Highway, Metro, Public transportation, Réseau Express Métropolitain (REM)
Renovations		Environmental Study	Phase 1 (2003/11), Phase 2 (2003/11)
Water (access)		Garage	
Mobility impaired accessible			

Inclusions

The refrigerator, dishwasher, kitchen island, light fixtures, blinds, glass doors, the third-floor bay window, and the bathroom and powder room furniture are included. Some office furniture (tables, chairs, etc.) may be negotiable between the buyer and seller.

Exclusions

All computer equipment and all other personal movable property currently located on the premises.

Addendum

Just one minute** walk from an indoor access to the Berri-UQAM metro station via 800, de Maisonneuve East.

* If you're a business, recruitment will be greatly facilitated for your employees.

* If you're a retail, destination, or service business, customers searching for you online will be more motivated to choose your business because of this proximity.

Excellent accessibility thanks to the direct connection to the Berri-UQAM metro station, the largest interchange in Greater Montreal's public transit network, and just a few minutes by metro from the McGill intermodal station of the Réseau express métropolitain (REM).

Establishing your business at 1583 St-Hubert Street is a smart and highly strategic choice for any type of commercial activity.

Your employees and customers will greatly appreciate the 1 minute walk to an indoor access to all the amenities, shops, restaurants and underground parking of Place Dupuis or to the pedestrian network of the underground city, renowned for its 32 km sheltered from the rain and cold.

Its location isn't the only advantage; wait until you see this beautiful, modern building. It has undergone numerous tenant improvements and will charm you; I guarantee it. Everything is there to ensure your comfort: central air conditioning (HVAC) system, network cabling, hardwood floors, a bathroom with a shower for your cyclists, and much more.

BUILDING GROSS AREA
1,427 sq ft on the ground floor

1,427 sq ft on the 2nd floor

1,427 sq ft on the 3rd floor

4,281 sq ft of ABOVE-GROUND area

REMARKS

- The rear part of the building is a right of way on which there is currently a terrace (wooden deck), sometimes used by the owner and his employees, all as shown in the certificate of location.

- Layout plans are available.

- The roof is old.

- The seller has in their possession an appraisal report (year 2021) and an environmental report (year 2003). These will be provided to any potential buyer upon request.

- Purchase offers must be accompanied by proof of down payment.

Sale with legal warranty of quality

Seller's Declaration

No

Source

RE/MAX DU CARTIER INC., Real Estate Agency

VIA CAPITALE DU MONT-ROYAL, 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.