

Centris No. 19137160 (Active)



\$24.00/year/sqft + GST/QST X 60 month(s)

**5151 Rue Jean-Talon E., local 240
Montréal (Saint-Léonard)
H1S 1K8**

Region Montréal
Neighbourhood
Near D'Abancourt
Industrial Park

Property Type	Commercial	Year Built	
Style	Unit	Expected Delivery Date	
Condominium Type		Specifications	
Property Use	Commercial and office space	Declaration of co-ownership	
Building Type	Detached		
Total Number of Floors	3		
Unit or Building Size		Special Contribution	
Plan Living Area	5,000 sqft	Meeting Minutes	
Building Area		Financial Statements	
Lot Size		Building Rules	
Lot Area		Building insurance	
Cadastre Priv. Portion/Imm.	1123217	Maintenance log	
Cadastre of Common Portions		Co-ownership insurance	
Trade possible		Contingency fund study	
Zoning	Commercial	Reposess./Judicial auth.	No
Type of Operation	Service	Certificate of Location	Yes (2009)
Type of Business	Office	File Number	
		Occupancy	30 days PP/PR
			Accepted
		Deed of Sale Signature	

Municipal Assessment	Taxes (annual)	Energy (annual)
Year	Municipal	Electricity
Lot	School	Oil
Building	Infrastructure	Gas
	Business Tax	
	Water	
Total	Total	Total

Use of Space - Available Area of 1,465 sqft			
Type	Commercial	Monthly Rent	Included in Lease
Unit Number	240	Type of Lease	Heating, Water taxes, Electricity, Hot water, Snow removal, Lawn
Corporate Name		Rental Value	Excluded in Lease
Area	1,465 sqft	Lease Renew. Option	
Lease	Vacant	Block Sale	
Franchise		In Operation Since	
		Franchise Renew. option	

Features		
Sewage System	Municipality	Property/Unit Amenity

Water Supply Foundation Roofing Siding Dividing Floor Windows Energy/Heating Heating System Basement Renovations Water (access) Mobility impaired accessible	Municipality	Loading Platform Rented Equip. (monthly) Cadastre - Parkg (incl. pri Cadastre - Parkg (excl. pri Parkg (total) Driveway Lot Distinctive Features Proximity Environmental Study Garage
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Inclusions Electricity, Heating, Air conditioning, Municipal and school tax, Elevator, (Included in the rent price)

Exclusions Business Tax

Remarks Completely renovated modern building, located in downtown St. Leonard. Near new metro station projects. Ideal office for professionals, or medical clinic. Elevator service, Generator Indoor outdoor parking. Possibility of renting different sizes of 1465 Sq.Ft 5000 Sq.Ft according to the needs of the tenant. (Prestigious site)

Seller's Declaration	No
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Owner 9213-2927 Quenec Inc (E) 5151 Jean Talon E, apt. 300 Montreal H1S 1K8	Representative Comito Peter (E) (Mandatory) 5151 Jean Talon E, apt. 300 Montreal H1S 1K8
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Listing Broker(s) GROUPE SUTTON SYNERGIE INC. Real Estate Agency 514-255-0666 montrealsynergie@sutton.com http://www.sutton-synergie.com	Giuseppe Cartolano, Residential and Commercial Real Estate Broker Giuseppe Cartolano Inc. 514-677-8333 joseph@cartolano.ca https://cartolano.ca
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Compensation sharing Sale Rental	1 month(s) (lump sum)	Broker's Declaration Contract-Sale Contract-Rental	No 29559
Lease renewal compensation Other information	No	Listing on the Internet	Yes
Date of Contract Signature Expiration Date	2023-09-07 2024-09-09	Last Price	\$24.00/year/sqft + GST/QST X 60month(s) (2024-02-28)
Appointment Info	24-hour minimum notice	Previous Price	\$2,900/month + GST/QST
Name of the person to contact		Original Price	\$24.00/year/sqft + GST/QST
Telephone for Appointment Info Selling Broker	(Available area from 1465-SQ.FT to 5,000 SQP. Depending on the tenant's needs. Interior Exterior parking) This Building has been recently renovated and modernized. Ready to receive AAA tenants. (Asking price includes all services.) Ideal for Professionals of all genders		