



Giuseppe Diodati, Residential and Commercial Real Estate Broker
CENTURY 21 EXCEL
 Real Estate Agency
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Centris No. 27723888 (Active)



\$2,799,000 + GST/QST

8980-9020 Boul. Maurice-Duplessis
Montréal (Rivière-des-Prairies/Pointe-aux-Trembles)
H1E 6P7

Region Montréal
Neighbourhood Rivière-des-Prairies
Near 41e avenue
Industrial Park

Property Type	Commercial	Year Built	1987
Style	Building	Expected Delivery Date	
Condominium Type		Specifications	
Property Use	Commercial only	Declaration of co-ownership	
Building Type	Detached		
Total Number of Floors	2		
Building Size	146 X 46 ft	Special Contribution	
Gross Living Area	12,000 sqft	Meeting Minutes	
Building Area	6,000 sqft	Financial Statements	
Lot Size	183.5 X 110 ft	Building Rules	
Lot Area	20 029.3 sqft	Building insurance	
Cadastre of Immovable	1075276	Maintenance log	
Cadastre of Common Portions		Co-ownership insurance	
Trade possible		Contingency fund study	
Zoning	Commercial	Reposess./Judicial auth.	No
Type of Operation	Retail, Service	Certificate of Location	Yes (2009)
Type of Business		File Number	
		Occupancy	60 days PP/PR Accepted
		Deed of Sale Signature	60 days PP/PR Accepted

Municipal Assessment		Taxes (annual)		Energy (annual)	
Year	2021	Municipal	\$51,778 (2021)	Electricity	
Lot	\$523,500	School	\$1,601 (2020)	Oil	
Building	\$1,072,000	Infrastructure		Gas	
		Business Tax			
		Water			
Total	\$1,595,500	Total	\$53,379	Total	

Use of Space - Available Area of 736 sqft to 9,680 sqft					
Type	Commercial	Monthly Rent	\$1,500 (2021-03-01)	Included in Lease	
Unit Number	8980	Type of Lease	Net	Excluded in Lease	
Corporate Name	Salon de coiffure	Rental Value			
Area	736 sqft	Lease Renew. Option	Yes (2 years)		

Lease	2019-05-01 to 2023-05-01	Block Sale		
Franchise		In Operation Since Franchise Renew. option		
Type	Commercial	Monthly Rent	\$1,650 (2021-03-01)	Included in Lease
Unit Number	9006	Type of Lease	Net	
Corporate Name	Restaurant Sushi	Rental Value		Excluded in Lease
Area	736 sqft	Lease Renew. Option	Yes (5 years)	
Lease	2017-01-01 to 2027-01-01	Block Sale		
Franchise		In Operation Since Franchise Renew. option		
Type	Commercial	Monthly Rent	\$1,650 (2021-03-01)	Included in Lease
Unit Number	9010	Type of Lease	Net	
Corporate Name	Salon Ongles & Épilations	Rental Value		Excluded in Lease
Area	736 sqft	Lease Renew. Option	Yes (5 years)	
Lease	2017-01-01 to 2027-01-01	Block Sale		
Franchise		In Operation Since Franchise Renew. option		
Type	Commercial	Monthly Rent	\$5,500 (2022-03-18)	Included in Lease
Unit Number	9000	Type of Lease	Net	
Corporate Name	Aeronick Fitness	Rental Value		Excluded in Lease
Area	6,000 sqft	Lease Renew. Option	Yes (5 years)	
Lease	2022-03-18 to 2027-03-31	Block Sale		
Franchise		In Operation Since Franchise Renew. option		
Type	Commercial	Monthly Rent	\$3,500 (2021-09-01)	Included in Lease
Unit Number	9020	Type of Lease	Net	
Corporate Name	Mont Tacos	Rental Value		Excluded in Lease
Area	1,472 sqft	Lease Renew. Option		
Lease	2021-09-01 to 2026-08-31	Block Sale		
Franchise		In Operation Since Franchise Renew. option		

Features

Sewage System	Municipality	Equipment/Services	Alarm system, Central heat pump
Water Supply	Municipality	Loading Platform	
Foundation	Poured concrete	Rented Equip. (monthly)	
Roofing	Elastomeric membrane	Cadastre - Parkg (incl. pri	
Siding	Brick	Cadastre - Parkg (excl. pri	
Dividing Floor	Concrete	Parkg (total)	Driveway (20)
Windows	Aluminum	Driveway	Asphalt
Energy/Heating	Electricity	Lot	

Heating System	Forced air	Distinctive Features	
Basement	None	Proximity	Commuter train, Highway, Public transportation
Renovations		Environmental Study	
Water (access)		Garage	
Mobility impaired accessible			

Inclusions

Exclusions

Broker - Remarks
 Detached Commercial Building Located On High Traffic Blvd Maurice-Duplessis. Maximum Exposure. Effective Revenues Of \$200,400/Year. Potential Gross Income Of \$231,000/Year. Corner Lot With Over 20,000 S/F Of Land. Exterior Parking In The Back. Ground Floor With 10ft Ceiling. All Units Equipped With Central Heating And Air Conditioning. Locals Can Be Easily Converted To Meet Your Needs

Addendum
 Unit 6: 8996 Maurice-Duplessis is 736 s/f as been rented August 1st 2022 for \$1,500/month x 5 years (Dentist).
 Unit 7: 8990 Maurice-Duplessis is 720 s/f as been rented July 1st 2022 for \$1,400/month x 3 years (Cellphone repair).
 Unit 8: 8986 Maurice-Duplessis is 720 s/f presently vacant with a Rental Monthly Value of \$1,600/month. Immediate occupancy.

Sale with legal warranty

Seller's Declaration No

Source
 CENTURY 21 EXCEL, 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.



Frontage



Frontage



Frontage



Frontage



Frontage



Parking



Overall view



Commerce



Commerce



Commerce



Interior



Commerce



Commerce



Commerce



Commerce



Commerce



Commerce



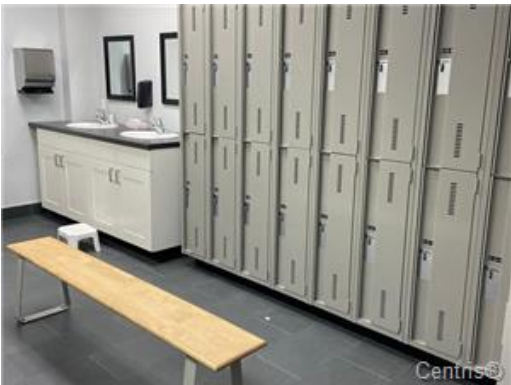
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