



Richard Boivin, Residential and Commercial Real Estate Broker, on behalf of:

**Boivin équipe immobilière**  
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**Centris No.** 11863894 (Active)

[See all pictures](#)



**\$1,795,000 + GST/QST**

**61 Rue De Montbrun**  
**Boucherville**  
**J4B 4T3**  
**Region** Montérégie  
**Neighbourhood** East  
**Near**  
**Industrial Park**

<b>Property Type</b>	Commercial	<b>Year Built</b>	1962
<b>Style</b>	Building	<b>Expected Delivery Date</b>	
<b>Condominium Type</b>		<b>Specifications</b>	
<b>Property Use</b>	Commercial and office space	<b>Declaration of co-ownership</b>	
<b>Building Type</b>	Detached	<b>Special Contribution</b>	
<b>Total Number of Floors</b>		<b>Meeting Minutes</b>	
<b>Building Size</b>	50 X 69.5 ft irr	<b>Financial Statements</b>	
<b>Living Area</b>		<b>Building Rules</b>	
<b>Building Area</b>	6,899 sqft	<b>Building insurance</b>	
<b>Lot Size</b>		<b>Maintenance log</b>	
<b>Lot Area</b>	29,804 sqft	<b>Co-ownership insurance</b>	
<b>Cadastre of Immovable</b>	1 909 375 CDQ	<b>Contingency fund study</b>	
<b>Cadastre of Common Portions</b>		<b>Reposess./Judicial auth.</b>	No
<b>Trade possible</b>		<b>Certificate of Location</b>	Yes (2025)
<b>Zoning</b>	Commercial	<b>File Number</b>	
<b>Type of Operation</b>	Retail, Storage, Service	<b>Occupancy</b>	2026-06-01
<b>Type of Business</b>		<b>Deed of Sale Signature</b>	120 days PP/PR Accepted

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Energy (annual)</b>	
<b>Year</b>	2025	<b>Municipal</b>	\$1 (2025)	<b>Electricity</b>	
<b>Lot</b>	\$761,400	<b>School</b>	\$1 (2025)	<b>Oil</b>	
<b>Building</b>	\$56,300	<b>Infrastructure</b>		<b>Gas</b>	
		<b>Business Tax</b>			
		<b>Water</b>			
<b>Total</b>	\$817,700	<b>Total</b>	\$2	<b>Total</b>	

<b>Features</b>		
<b>Sewage System</b>	Municipality	<b>Property/Unit Amenity</b>
<b>Water Supply</b>	Municipality	<b>Loading Platform</b>
<b>Foundation</b>	Poured concrete	<b>Rented Equip. (monthly)</b>
<b>Roofing</b>	Asphalt shingles	<b>Cadastre - Parkg (incl. pri</b>
<b>Siding</b>	Other	<b>Cadastre - Parkg (excl. pri</b>

<b>Dividing Floor</b>		<b>Parkg (total)</b>	
<b>Windows</b>	Other	<b>Driveway</b>	
<b>Energy/Heating</b>		<b>Lot</b>	
<b>Heating System</b>		<b>Distinctive Features</b>	
<b>Basement</b>	6 feet and more	<b>Proximity</b>	Highway, Public transportation
<b>Renovations</b>		<b>Environmental Study</b>	
<b>Water (access)</b>		<b>Garage</b>	
<b>Mobility impaired accessible</b>			

**Inclusions**

**Exclusions**

**Remarks**  
Multi-purpose property benefiting from a strategic location with quick access to major transportation routes, including Highways 132, 20, 25, and 30. Offering a high degree of layout flexibility, this building represents an ideal opportunity for organizations seeking a well-located, functional property adaptable to a wide range of uses.

**Addendum**  
Discover a unique opportunity to acquire a multi-use building strategically located on Montbrun Street, at the junction of an established residential neighborhood and a well-served business park.

61 Montbrun is currently home to Grenier des Aubaines, a well-established organization that exploits the premises through three components:

- \* A retail space
- \* A large, functional warehouse
- \* A section fitted out as a daycare center

This combination testifies to the building's incredible potential and its ability to respond to different types of occupants or operations.

Benefiting from a strategic location, the property offers quick access to major transportation corridors, including Highways 132, 20, 25, and 30, facilitating efficient travel to Montréal, the Montérégie region, and the broader metropolitan road network.

Its strategic location, close to residential and commercial areas, makes it ideal for a growing business or an investor looking for a well-positioned asset on the South Shore.

**Sale with exclusion(s) of legal warranty : Sale without legal warranty of quality, at buyer's risk**

**Seller's Declaration** No

**Source**  
RE/MAX PERFORMANCE INC., 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.



Overall view



Frontage



Frontage



Warehouse



Warehouse



Warehouse



Parking



Frontage