

Commercial building/Office

\$ 2,795,000 +tx

6630, Av. Papineau, Rosemont/La Petite-Patrie (Montréal) H2G 2X2

Centris® #24311599



Description

Large-scale commercial and office building, 100 feet of frontage with a total area of approximately 19880 sf including 7743 sf on the ground floor and 7743 sf on the 2nd floor as well as 4276 sf in the basement, layout of high-end professional offices , garage for 4 to 5 vehicles, 4 to 5 outdoor parking, generator. Zoning C.2B/H. Near Fabre metro station

Addendum

The owner occupies a large part of the building with the exception of the unit (A) of 2717 sf (2250 sf approximately in the lease) on the ground floor occupied by a daycare and the unit (D) of 4276 sf in the basement.

Ground floor: Local (B) occupied by the owner: Reception, photocopier room, office / stationery, conference room, 4 executive offices (front), 5 standard size offices (in the center of the room), kitchen, two rooms bathroom, one with a shower, indoor parking for 4 to 5 tandem cars (48'x 18 'approx.), outdoor parking for 4 to 5 spaces.

2nd floor: Occupied entirely by the owner, training / conference rooms, etc., which can accommodate 250 to 300 people in theater style and be subdivided into 2 or 3 or 4 rooms by removable walls on rails area of 4, 272 sf approx, in front an office and a training / conference room, etc., area of 1300 sf approx., kitchen / cafeteria area of 404 sf approx., in the back an office with a large windows area 294 sf approx.

Note: The measurement method used on the attached floor plans to determine the surface areas of the premises is partly inspired by the BOMA 2010 measurement standard for offices. These measurements are given as an indication.

Nb: The owner benefits from a partial exemption (reduction) from significant municipal taxes as well as a complete exemption from school tax following authorizations by the competent authorities in the matter due to the community action status of the company owning the building. The cost of municipal taxes could be around \$ 67764 for 2022 and the school tax could be around \$ 2125, these estimates are provided for information only, the buyer will have to make his own estimates and due diligence in this regard.

Close to all services and transport, Fabre metro station a few minutes walk away.

The building is located in a semi-homogeneous sector, where we find mainly properties of commercial category (shops, various businesses, office space), also multi-residential apartments properties, duplex / triplex as well as retirement residences.

The attraction zones of shops, businesses and office spaces in the immediate sector (micro market / primary attraction zone) are mainly within a distance visited by customers within a radius of several kilometers.

Located near an interesting central axis either Papineau / Crémazie (Metropolitan highway / 40). Accessibility to the road network is very fast for highways 40 and 15 as well as at a reasonable distance from highways 720, 20, 25 and at an average distance for highways 440 and 13.

Accessibility to the Papineau Bridge (to the north) and to the Jacques Cartier Bridge (to the south) via Papineau Avenue is at a relatively similar distance from the building, the latter being located at a central distance from these road access routes.

Description sheet

Nb. of rooms		Building size	100 X 91 feet irreg.
Nb. of bedrooms	0	Living area	
Nb. of bathrooms and powder rooms	0 + 0	Lot size	100 X 95 feet irreg.
Building type	Attached	Lot area	9,555 square feet
Property type	Commercial building/Office	Quebec cadastre	
Year built	1983		

Inclusions

An alarm system, surveillance camera system, ONAN generator, 60 gallons water heater, central air conditioning / heating units, wall mounted air conditioning unit, fifteen fire extinguishers, garage door opener. A Wood's refrigerator on the ground floor in room B.

Exclusions

Ground floor C and basement: All equipment, appliances, or property belonging to tenants. 2nd floor: One Profile refrigerator, one Danby refrigerator, two Insignia TVs. All components of the audio visual system, sound columns, stage lighting systems, audio video camera systems, etc.

Features

Available services	Fire detector	Heating energy	Electricity
Basement	6 feet and over		Natural gas
	Finished basement	Heating system	Air circulation
	Separate entrance		Electric baseboard units
Distinctive features	Environmental study phase I	Parking	Garage : 5
Driveway	Asphalt		Outdoor : 5
Equipment	Generator	Proximity	Highway
Equipment available	Alarm system		Public transport
	Central air conditioning	Roofing	Asphalt and gravel
	Sign	Sewage system	Municipal sewer
	Wall-mounted air conditioning	Siding	Aluminum
Foundation	Poured concrete		Brick
Garage	Attached	Water supply	Municipality
	Double width or more	Windows	Aluminum
	Heated	Zoning	Commercial
	Tandem		Residential

Assessment, Taxes and Expenses

Municipal assessment		Annual taxes and Expenses	
Year	2021	Municipal Taxes	\$ 16,082
Building assessment	\$ 1,819,600	School taxes	\$ 0
Lot assessment	\$ 882,600	Total	\$ 16,082
Total	\$ 2,702,200		

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Photos – No. Centris® #24311599
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Frontage



Hallway



Reception Area



Corridor



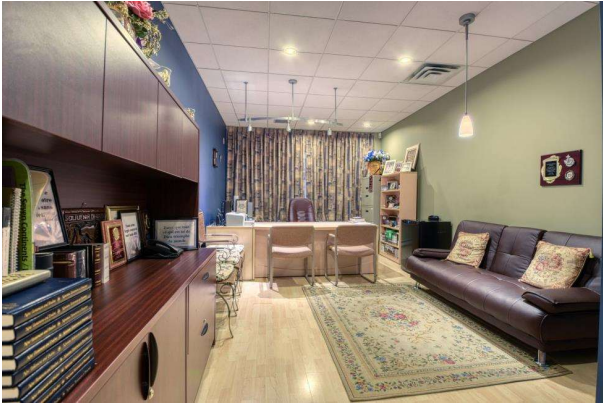
Corridor



Conference room



Conference room

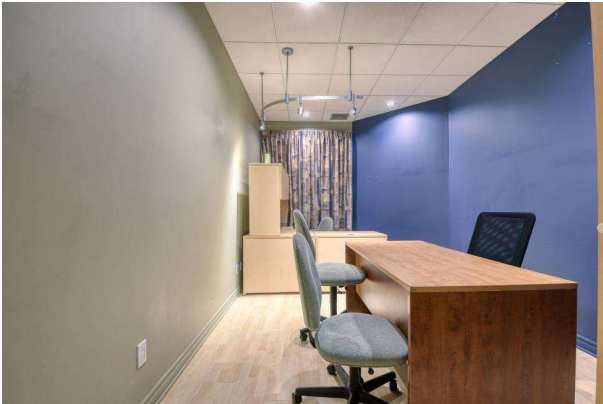


Office

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Office



Office



Dinette



Dinette



Bathroom



Conference room



Conference room



Conference room

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Corridor



Other



Other



Office

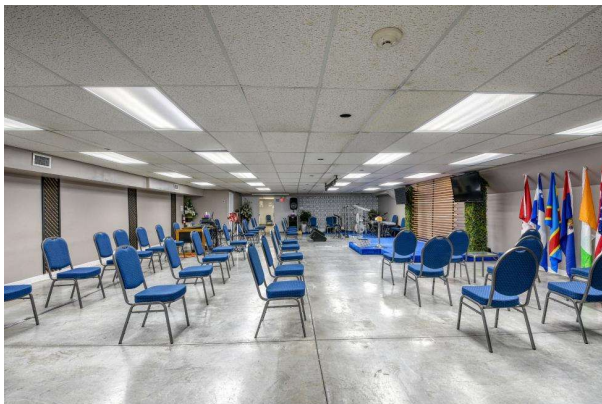


Office

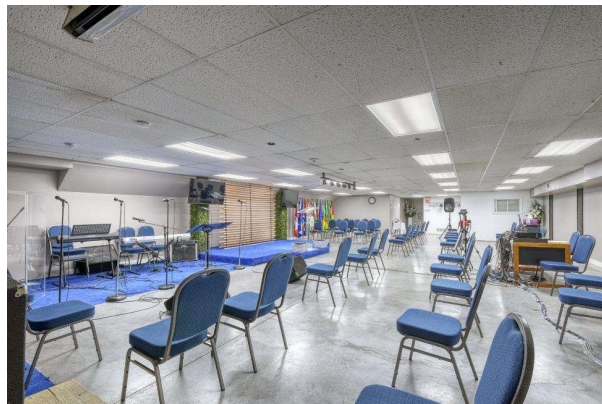


Washroom

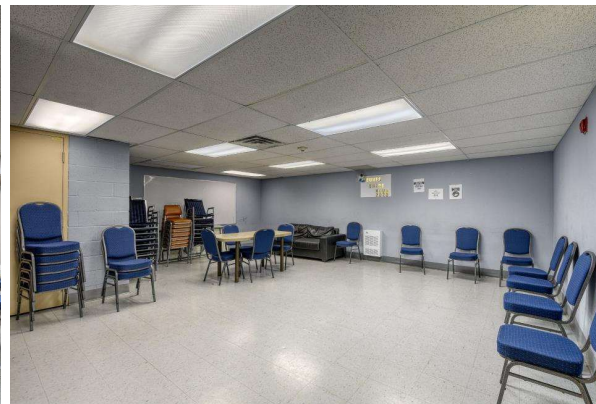
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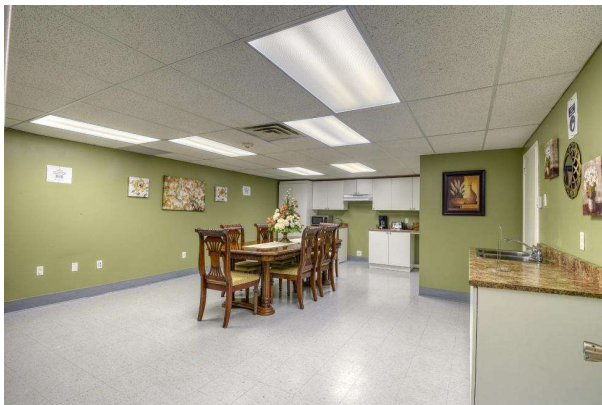
Conference room



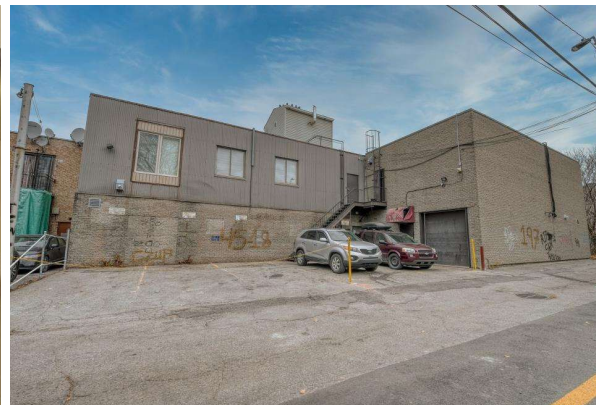
Conference room



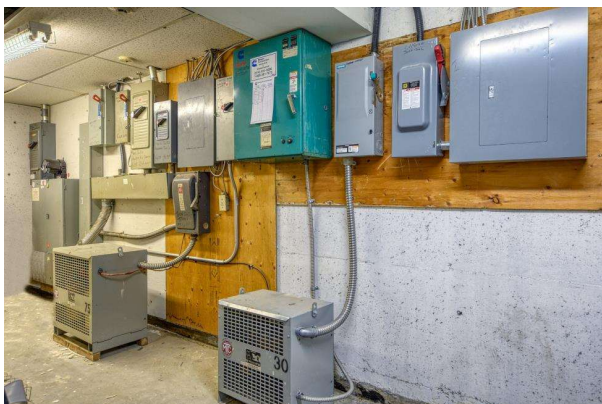
Conference room



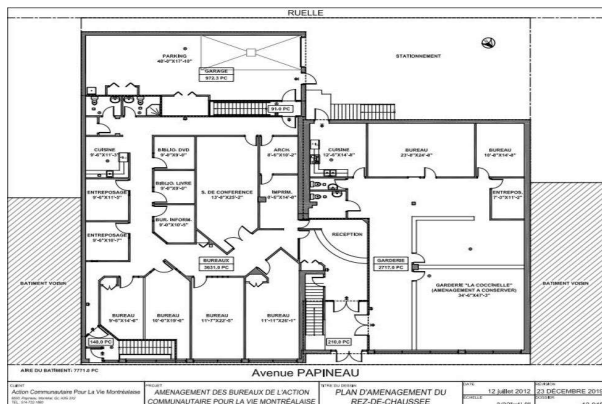
Garage



Back facade

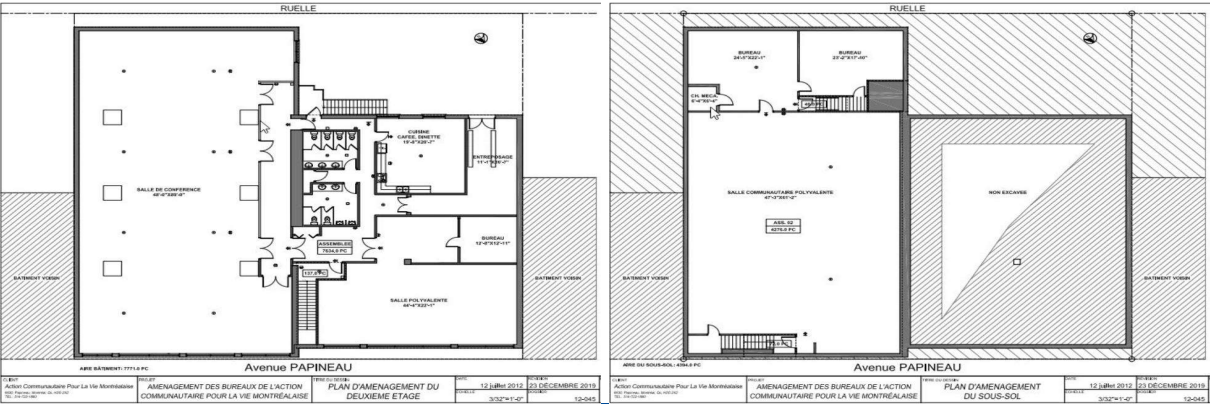


Other



CLIENT Action Communautaire Pour La Vie Montréalaise 800 Avenue, Montréal, Qc H3C 2V2 Tel. 514 393-0800		PROJET AMENAGEMENT DES BUREAUX DE L'ACTION COMMUNAUTAIRE POUR LA VIE MONTRÉALAISE		NOM DU DESSIN PLAN D'AMENAGEMENT DU REF. DE CHAUSSEE		DATE 12 juillet 2012		PROJET 23 DECEMBRE 2015	
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SERVICES IMMOBILIERS

