



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

Boivin équipe immobilière
RE/MAX PERFORMANCE INC.

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Centris No. 23433306 (Active)

[See all pictures](#)



\$29.00/year/sqft + GST/QST X 3 year(s)

1805 Rue Beaubien E.
Montréal (Rosemont/La Petite-Patrie)

H2G 1L7

Region	Montréal
Neighbourhood	La Petite-Patrie
Near	Papineau

Industrial Park

Property Type	Commercial	Year Built	1910
Style	Unit	Expected Delivery Date	
Condominium Type		Specifications	
Property Use	Commercial and office space	Declaration of co-ownership	
Building Type	Attached corner unit		
Total Number of Floors			
Unit or Building Size		Special Contribution	
Living Area		Meeting Minutes	
Building Area		Financial Statements	
Lot Size		Building Rules	
Lot Area		Building insurance	
Cadastre Priv. Portion/Imm.	2 793 838, Cadastre du Québec	Maintenance log	
Cadastre of Common Portions		Co-ownership insurance	
Trade possible		Contingency fund study	
Zoning	Commercial	Reposess./Judicial auth.	
Type of Operation	Retail, Service	Certificate of Location	No
Type of Business	Travel agency, Real estate agency, Furniture store, Pet shop, Antique, Electronics, Household appliances, Sporting goods, Arts and Crafts, Jewellery store, Butcher shop, Bakery, Boutique, Gift shop, Laundromat, Office, Coffee/Donuts, Snack bar, Fitness centre, Health centre, Deli/Cheese shop, Clinic, Accounting, Candy/Chocolate shop, Shoe repair shop, Ice cream shop, Decoration, Convenience store, Distributor, Grocery store, Florist, Arts and Crafts supplies, Fruits and vegetables, Bookstore, Lingerie, Supermarket, Massotherapy, Men's clothing store, Dry-cleaning, Stationery store, Pastry shop, Painting/Wallpaper, Pharmacy, Hardware store, Beauty salon, Hairdresser, Photo studio, Tobacco shop, Caterer, Other	File Number	
		Occupancy	2026-04-01
		Deed of Sale Signature	30 days PP/PR Accepted

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 775 sqft to 1,800 sqft			
Type	Commercial	Monthly Rent	Included in Lease
Unit Number	1805	Type of Lease	Outdoor parking (0), Indoor parking (0)
Corporate Name		Rental Value	\$2,000 Excluded in Lease

Area	775 sqft	Lease Renew. Option	Heating, Taxes, Water taxes, Internet, Electricity, Air conditioning, Cable/TV, Hot water, Snow removal, Lawn
Lease Franchise	Vacant	Block Sale In Operation Since Franchise Renew. option	
	Type Commercial		Area 775 sqft
Type	Commercial	Monthly Rent	Included in Lease
Unit Number	1807	Type of Lease	Outdoor parking (0), Indoor parking (0)
Corporate Name		Rental Value	\$2,565
Area	1,025 sqft	Lease Renew. Option	Excluded in Lease
			Heating, Taxes, Water taxes, Internet, Electricity, Air conditioning, Cable/TV, Hot water, Snow removal, Lawn
Lease Franchise	Vacant	Block Sale In Operation Since Franchise Renew. option	
	Type Commercial		Area 1,025 sqft

Features			
Sewage System	Municipality	Property/Unit Amenity	Wall-mounted air conditioning, Doors (2), 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	Distinctive Features	
Basement		Proximity	Highway, Metro, Public transportation
Renovations		Environmental Study	
Water (access)		Garage	
Mobility impaired accessible			

Inclusions
Net Net lease with no inclusions

Exclusions
Energy, heating, non-residential municipal taxes, school taxes, building insurance, snow removal, maintenance of common areas and maintenance of premises.

Remarks
Commercial space for rent from 775 to 1,800 sq. ft. on Beaubien Street East, in the heart of Rosemont/La Petite-Patrie. Ideal for retail, services, café, etc. Street-facing window, excellent visibility. Zoning C.4(1)c (zone 0736). Net Net lease, base rent at \$29/sq. ft./year + additional rent estimated at \$9/sq. ft./year. Space can be customized to suit your needs. Available for occupancy as of June 1, 2026.

Addendum
Available area: 775 to 1,800 sq. ft.

Seize this opportunity to establish your business in one of the most dynamic areas of Rosemont--La Petite-Patrie!

This modular commercial space, located on the busy Beaubien Street East, at the corner of Papineau, offers great layout flexibility and a direct street-facing window, perfect for catching the attention of passersby.

Space features

Divisible area: 775 to 1,800 sq. ft.

Large street-facing window for optimal visibility

Net lease:

Base rent: \$29/sq. ft./year

Estimated additional rent: \$9.00/sq. ft./year including non-residential municipal taxes, school taxes, building insurance, and HVAC system maintenance.

Available as of June 1, 2026.

Possibility to rent the front space (Papineau/Beaubien corner) of approximately 775 sq. ft.: \$2,000 NET + additional rent estimated at approximately \$585/month.

Possibility to rent the rear space (Beaubien) of approximately 1,025 sq. ft.: \$2,565 NET + additional rent estimated at \$765/month.

Bright space, to be customized according to your needs.

Zoning -- C.4(1)c (zone 0736)

Many commercial uses are permitted, including:

Retail stores

Personal services (salon, beauty, wellness)

Professional offices

Restaurants, cafes, and convenience stores

A strategic location

Busy street with high visibility

Close to the Beaubien movie theater, local grocery stores, schools, and parks

Accessibility -- Public transportation

5-minute walk from the De L'Assomption metro station (green line)

Also accessible by several bus lines

Neighborhood very well served for customers on foot, by bike, or by public transportation.

Seller's Declaration

No

Source

RE/MAX PERFORMANCE INC., Real Estate Agency



Frontage



Aerial photo



Aerial photo



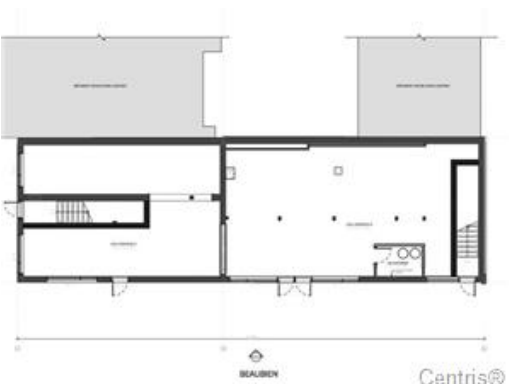
Aerial photo



Aerial photo



Aerial photo



Drawing (sketch)



Overall view



Overall view



Overall view



Overall view



Overall view



Overall view



Overall view



Overall view



Overall view



Overall view



Overall view



Overall view



Overall view



Overall view



Frontage



Frontage