

PMML

UNITÉ 102-1200 ATATEKEN, VILLE-MARIE E

6 389 SQ. Ft.

FOR SALE



Marie-Josée Michaud

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Haché

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PMML.CA



BUILDING TYPE

Retail

HIGHLIGHTS

Centrally located in the Ville-Marie borough, on rue Atateken, between boulevard René-Lévesque and rue St-Catherine.

A few minutes' walk from Beaudry and Berri-UQAM metro stations.

Easy access to highways and major arteries.

PROPERTY DESCRIPTION

Magnificent 6,389 ft² commercial condo located in the Ville-Marie borough, in the heart of the Village. Ideal for a variety of businesses, this modern space is spread over three levels, including a large first floor with an elegant central staircase, a versatile mezzanine and a finished basement.

The condo boasts beautiful front windows overlooking Rue Atateken.

ADDITIONAL INFORMATION

The SELLER gives no legal warranty of quality to the buyer, [...] (see broker for complete clause) The SELLER declares having received a notice of special assessment for the year 2024.

ASKING PRICE

1 725 000 \$

+GST/+PST



EXISTING FACILITIES HAIR AND BEAUTY SALON

YEAR BUILT
1915



LEASABLE AREA IN SQ. Ft.
6,389 sq. ft.



PRICE PER SQ. Ft.
270 \$/SQ. Ft.



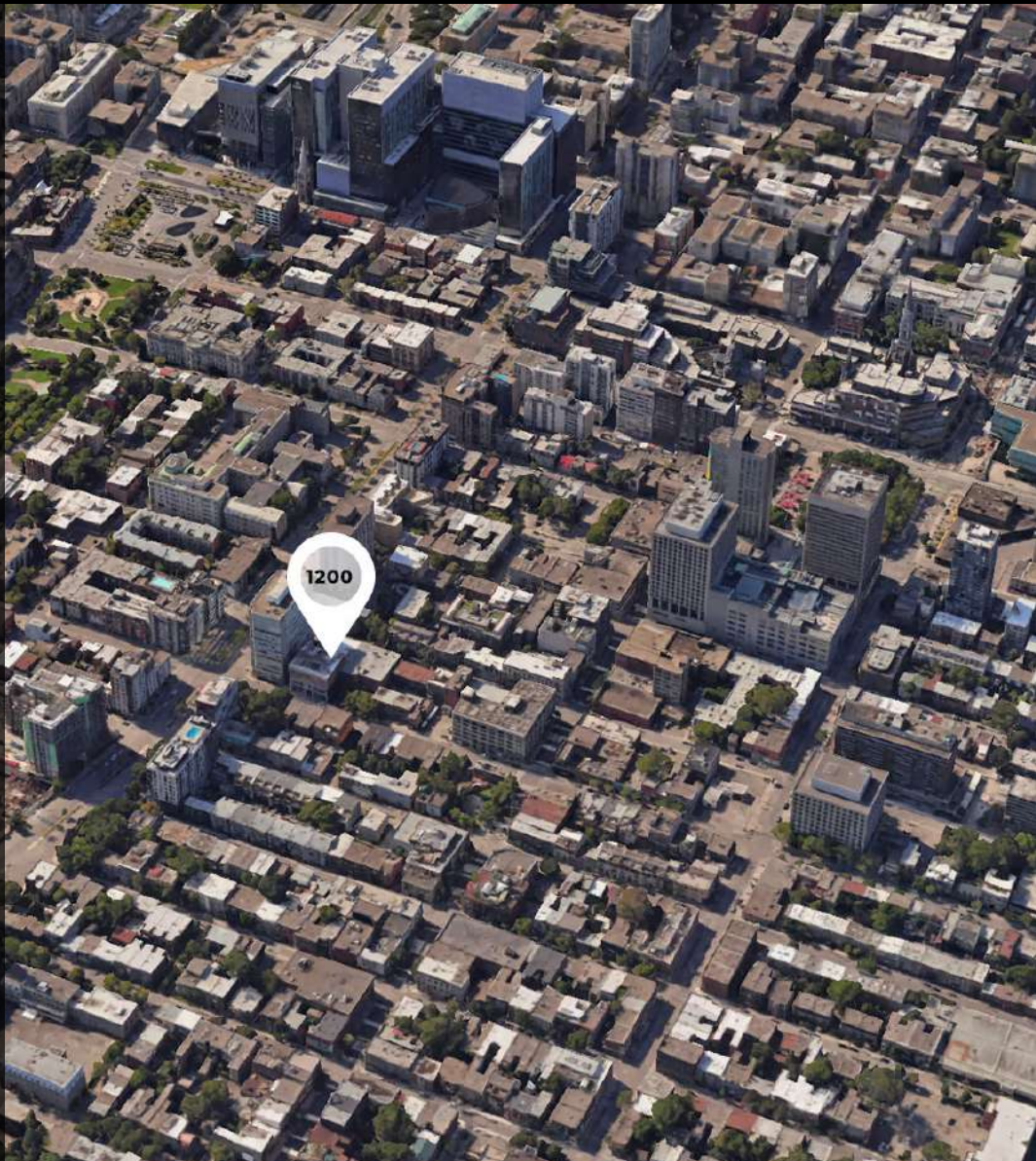
This is not an offer or promise to sell that could bind the seller to the buyer, but an invitation to submit such offers or promises. The remarks, descriptions, features and financial projections contained in the present document are for information only and should not be considered as being official or accurate without due diligence verification. The information herein disclosed comes from sources that we consider to be reliable, but for which we cannot guarantee the accuracy. It is upon the buyer's responsibility to verify all the information and to declare himself satisfied or not of his due diligence verification performed after an accepted promise to purchase.



Unité 102-1200 Atateken, Ville-Marie E

MAIN ATTRACTIONS OF THE AREA

- Privileged location in the heart of the Village, just steps from Ste-Catherine Street East.
- Vibrant economy and thriving community.
- Close to the CHUM and the new Maison de Radio-Canada.



BUILDING DESCRIPTION

BUILDING STORIES

FLOORS

3

PARKING

Number of spots

None

Parking surface

None

CONSTRUCTION

STRUCTURE TYPE

Concrete

DOORS AND WINDOWS CONDITION

To Be verified

CONDITION OF ROOF

Good condition

FREE HEIGHT

N/A

SYSTEM

ELECTROMECHANIC

HVAC SYSTEM

Electric warm-air furnace / Heat pump (4)

LIGHTS

Electric, halogen

SECURITY SYSTEM

Yes

FIRE ALARM SYSTEM

Yes

BUILDING

AREA

TOTAL GROSS AREA IN SQ. Ft.

To Be verified

LEASABLE AREA IN SQ. Ft.

6,389 sq. ft.

AVERAGE AREA PER UNIT IN SQ. Ft.

To Be verified

MUNICIPAL ASSESSMENT

LAND

217 400 \$

BUILDING

1 079 200 \$

TOTAL

1 296 600 \$

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LAND

CADASTRAL NUMBER

Exclusif : 1 979 738

LAND AREA IN SQ. Ft.

See the quota

ZONING

Zone: 0417

Mixed-use zone authorizing low-intensity retail and services
commercial or industrial use is authorized at all levels.

OPTIMAL VOCATION

The condo, currently occupied by the owner, is fully equipped for a hair and beauty salon. All materials and equipment owned by the vendor and present in the building may be included in the sale, and will be subject to negotiation with the vendor. If so, they will be sold as is, without any legal guarantee of quality, at the buyer's risk.

NEIGHBOURHOOD

ACCESS

Route 136-134-138

PUBLIC TRANSPORTS

Bus 14-150-350... | M : Beaudry | Berry UQAM

