



**Nancy Kemp Deakin**, Certified Residential and Commercial Real Estate Broker  
**IMMEUBLES DEAKIN REALTY**  
 Real Estate Agency  
 332, Lakeshore  
 Pointe-Claire (QC) H9S 4L7  
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**Centris No.** 10682524 (Active)



**\$25.00/year/sqft + GST/QST X 3 year(s)**

**80 Av. Donegani**  
**Pointe-Claire**  
**H9R 2V4**

**Region** Montréal  
**Neighbourhood** Central East  
**Near** King  
**Industrial Park**

<b>Property Type</b>	Commercial	<b>Year Built</b>	2019
<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>Total Number of Floors</b>	1	<b>Special Contribution</b>	
<b>Building Size</b>	17.8 X 52.6 ft	<b>Meeting Minutes</b>	
<b>Plan Living Area</b>	1,100 sqft	<b>Financial Statements</b>	
<b>Building Area</b>		<b>Building Rules</b>	
<b>Lot Size</b>	117.9 X 64.9 ft irr	<b>Repossess./Judicial auth.</b>	
<b>Lot Area</b>	7,359.28 sqft	<b>Trade possible</b>	
<b>Cadastre of Immovable</b>	4252213	<b>Certificate of Location</b>	Yes (2019)
<b>Cadastre of Common Portions</b>		<b>File Number</b>	
<b>Zoning</b>	Commercial	<b>Occupancy</b>	2022-08-01
<b>Type of Operation</b>	Retail	<b>Deed of Sale Signature</b>	15 days PP/PR
<b>Type of Business</b>			Accepted

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Energy (annual)</b>	
<b>Year</b>		<b>Municipal</b>	Not issued	<b>Electricity</b>	
<b>Lot</b>		<b>School</b>	Not issued	<b>Oil</b>	
<b>Building</b>		<b>Infrastructure</b>	Not issued	<b>Gas</b>	
		<b>Business Taxes</b>	Not issued		
		<b>Water</b>	Not issued		
		<b>Other</b>			
<b>Total</b>	Not issued	<b>Total</b>	Not issued	<b>Total</b>	

<b>Use of Space - Available Area of 1,100 sqft</b>					
<b>Type</b>	Commercial	<b>Monthly Rent</b>	\$3,395 (2022-07-01)	<b>Included in Lease</b>	
<b>Unit Number</b>	80	<b>Type of Lease</b>	Net		
<b>Corporate Name</b>		<b>Rental Value</b>		<b>Excluded in Lease</b>	
<b>Area</b>	1,100 sqft	<b>Lease Renew.</b>			
<b>Lease</b>	No lease	<b>Option</b>			
<b>Franchise</b>		<b>Block Sale</b>			
		<b>In Operation Since</b>			
		<b>Franchise Renew.</b>			
		<b>option</b>			

**Features**

<b>Sewage System</b>	Municipality	<b>Equipment/Services</b>	Signs allowed, Sprinkler system, Wall-mounted heat pump
<b>Water Supply</b>	Municipality	<b>Loading Platform</b>	
<b>Foundation</b>	Poured concrete	<b>Rented Equip. (monthly)</b>	
<b>Roofing</b>		<b>Cadastre - Parkg (incl. p</b>	
<b>Siding</b>	Aluminum, Brick	<b>Cadastre - Parkg (excl. p</b>	
<b>Dividing Floor</b>		<b>Parkg (total)</b>	Driveway (2)
<b>Windows</b>		<b>Driveway</b>	
<b>Energy/Heating</b>	Electricity	<b>Lot</b>	
<b>Heating System</b>	Electric baseboard units	<b>Distinctive Features</b>	
<b>Basement</b>		<b>Proximity</b>	Commuter train, Highway, Public transportation, shops
<b>Renovations</b>		<b>Environmental Study</b>	
<b>Water (access)</b>		<b>Garage</b>	

**Inclusions**

None

**Exclusions**

In addition to base rent, tenant pays Hydro, tenant's insurance and his proportionate share of common expenses (non-residential surtax, school tax, Hydro, administration, maintenance, repairs & snow clearing)

**Broker - Remarks**

Unique opportunity to rent in a brand new top quality commercial building in Valois Village. 1100 sf of prime storefront space.

**Seller's Declaration**

No

**Source**

IMMEUBLES DEAKIN REALTY, Real Estate Agency



Exterior



Exterior



Parking



Commerce



Commerce



Exterior entrance



Kitchenette



Kitchenette



**Powder room**



**Powder room**