

**IMMEUBLES DEAKIN REALTY**  
 Real Estate Agency  
 332, Lakeshore  
 Pointe-Claire (QC) H9S 4L7  
<http://www.deakinrealty.ca>

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**Centris No.** 20478466 (Active)



**\$19.50/year/sqft + GST/QST**

**294 Ch. du Bord-du-Lac-Lakeshore**  
**Pointe-Claire**  
**H9S 4L3**  
**Region** Montréal  
**Neighbourhood** South West  
**Near** St-Joachim  
**Industrial Park**

<b>Property Type</b>	Commercial	<b>Year Built</b>	Unknown, Historic
<b>Style</b>	Unit	<b>Expected Delivery Date</b>	
<b>Condominium Type</b>		<b>Specifications</b>	
<b>Property Use</b>	Commercial only	<b>Declaration of co-ownership</b>	
<b>Building Type</b>	Semi-detached		
<b>Total Number of Floors</b>		<b>Special Contribution</b>	
<b>Unit or Building Size</b>	32.6 X 105 ft irr	<b>Meeting Minutes</b>	
<b>Plan Living Area</b>	3,000 sqft	<b>Financial Statements</b>	
<b>Building Area</b>		<b>Building Rules</b>	
<b>Lot Size</b>		<b>Building insurance</b>	
<b>Lot Area</b>		<b>Maintenance log</b>	
<b>Cadastre Priv. Portion/Imm.</b>	2527329	<b>Co-ownership insurance</b>	
<b>Cadastre of Common Portions</b>		<b>Contingency fund study</b>	
<b>Trade possible</b>		<b>Reposess./Judicial auth.</b>	No
<b>Zoning</b>	Commercial	<b>Certificate of Location</b>	No
<b>Type of Operation</b>	Retail	<b>File Number</b>	
<b>Type of Business</b>		<b>Occupancy</b>	2023-07-01
		<b>Deed of Sale Signature</b>	2023-07-01

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Energy (annual)</b>	
<b>Year</b>		<b>Municipal</b>	\$7,468 (2023)	<b>Electricity</b>	
<b>Lot</b>		<b>School</b>	\$482 (2023)	<b>Oil</b>	
<b>Building</b>		<b>Infrastructure</b>	Not issued	<b>Gas</b>	
		<b>Business Tax</b>	Not issued		
		<b>Water</b>	Not issued		
		<b>Other</b>			
<b>Total</b>	Not issued	<b>Total</b>	Not issued	<b>Total</b>	\$0

<b>Annual Expenses (excluding operating costs)</b>	
<b>Common expenses</b>	\$12 Maintenance, snow removal, admin, general shared costs
<b>Total</b>	\$12

<b>Use of Space - Available Area of 3,000 sqft</b>			
<b>Type</b>	Commercial	<b>Monthly Rent</b>	\$4,875 (2022-07-01) <b>Included in Lease</b>
<b>Unit Number</b>	294	<b>Type of Lease</b>	Other Outdoor parking (0), Indoor parking (0)

<b>Corporate Name</b>		<b>Rental Value</b>	<b>Excluded in Lease</b>
<b>Area</b>	3,000 sqft	<b>Lease Renew.</b>	
<b>Lease</b>	2020-07-01 to 2023-06-30	<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>	
<b>Water Supply</b>	Municipality	<b>Loading Platform</b>	
<b>Foundation</b>		<b>Rented Equip. (monthly)</b>	
<b>Roofing</b>		<b>Cadastre - Parkg (incl. pri</b>	Driveway - 0, Garage - 0
<b>Siding</b>		<b>Cadastre - Parkg (excl. pri</b>	
<b>Dividing Floor</b>		<b>Parkg (total)</b>	Driveway (0), Garage (0), License tag (0)
<b>Windows</b>		<b>Driveway</b>	
<b>Energy/Heating</b>		<b>Lot</b>	
<b>Heating System</b>	Forced air	<b>Distinctive Features</b>	
<b>Basement</b>	6 feet and more, Partially finished	<b>Proximity</b>	
<b>Renovations</b>		<b>Environmental Study</b>	
<b>Water (access)</b>		<b>Garage</b>	
<b>Mobility impaired accessible</b>			

## Inclusions

None

## Exclusions

Heat, Hydro, Internet, TV, telephone, tenant's liability insurance

## Seller's Declaration

No

## Source

IMMEUBLES DEAKIN REALTY, Real Estate Agency



Exterior



Exterior entrance



Commerce



Commerce



Commerce



Commerce



Commerce



Commerce





Commerce



Commerce



Commerce



Commerce



Commerce



Basement



Basement



Basement



Basement



Shipping (door/dock)



Shipping (door/dock)