

**Sublease; with or
without
Business**

2 845 square feet

Very competitive lease rate



**Industrial Premises: 2,845 square feet
5475 Royalmount, Suites 110-112, Mont-Royal**

The current tenant can sublease the Premises alone, and/or sell the equipment with or without the Business ; Negotiable.

**Turn-Key: Ideal for Artist-Entrepreneur
Bring your touch of Perfection !**

- Professional kitchen; fully equipped shop
- Central location in Montreal, near Décarie
- Close to metro (4 min. walk); parking on site
- Competitive lease rate; end of lease, December 31, 2024
- In business for 30 years; huge growth opportunity
- Considerable equipment: fridges, freezers, etc.
- Functional layout; two dock level O/H doors



Cyril Goudreau, Ing., MBA
Courtier immobilier agréé (DA)
Directeur, Principal
Mobile: 514.966.9655
Courriel: cg@fidcom.ca

www.fidcom.ca

FIDELIS Immobilier Commercial
Agence de courtage immobilier
Tel.: 514.693.9655
Courriel: info@fidcom.ca
1900 boul. des Sources, Bureau 208
Pointe-Claire, QC, H9R 4Z3

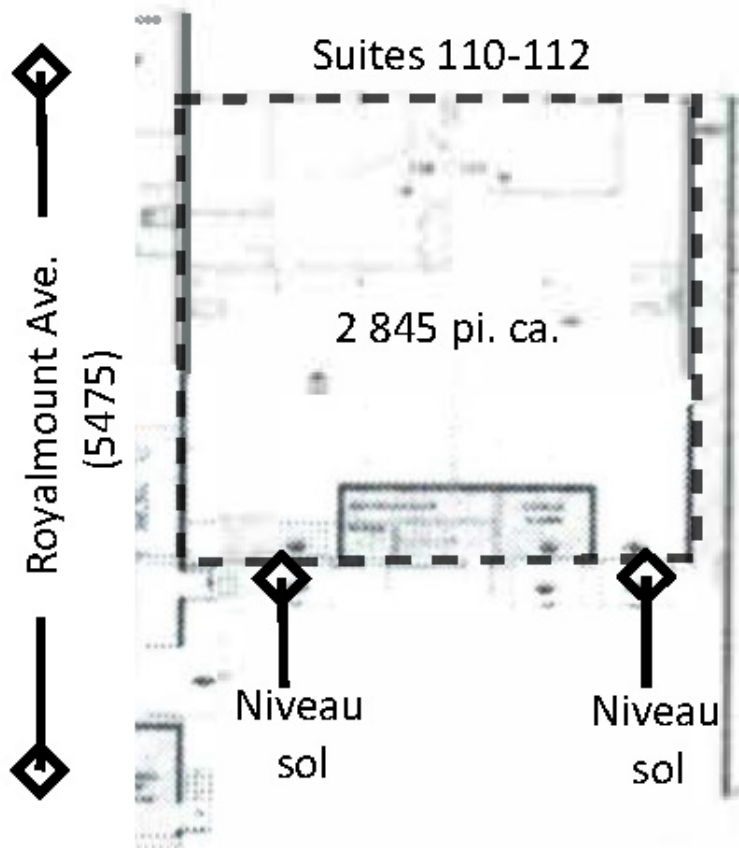
Sublease; with or without Business

2 845 square feet

Very competitive lease rate



- Suite 110-112, 5475 Royalmount Avenue, Mont-Royal
- 2,845 Square feet: 20% offices; 80% production space
 - Two garage doors; parking at back and at front
 - Lease expiry, December 31, 2024; renewable
- Gross Lease Rate: approximately \$12.32 per square foot



Cyril Goudreau, Ing., MBA

514-966-9655

cg@fidcom.ca

www.fidcom.ca

Tous droits réservés. Les renseignements contenus dans cette communication sont strictement confidentiels. Ils ont été obtenus de sources jugées fiables et n'ont pas été vérifiés en détail. Aucune garantie ou représentation, explicite ou implicite n'est faite quant à l'exactitude des renseignements ici contenus, ni à la condition de l'immeuble (ou les immeubles, le cas échéant) ici référencé, et lesdits renseignements demeurent sujets aux changements imposés par le propriétaire de l'immeuble; toutes projections, opinions ou estimations offertes, sont sujettes à une certaine incertitude et peuvent ne pas refléter les circonstances actuelles et/ou futures dudit immeuble.

All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified in detail. No warranty or representation express or implied is made as to the accuracy of the information contained herein, or as to the condition of the property (or properties, as the case may be) herein referenced, and said information is subject to changes imposed by the owner of the said property; any projections, opinions or estimates offered herein are subject to some uncertainty and may not reflect current and/or future circumstances with respect to the said property.