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Centris No. 20354380 (Active)



\$2,599,000 + GST/QST

**1615-1617 Boul. St-Laurent
 Montréal (Ville-Marie)
 H2X 2S9**

Region Montréal
Neighbourhood Central
Near de Maisonneuve
Industrial Park

Property Type	Commercial	Year Built	1870, Century
Style	Building	Expected Delivery Date	
Condominium Type		Specifications	
Property Use	Commercial and residential	Declaration of co-ownership	
Building Type	Attached		
Total Number of Floors	3	Special Contribution	
Building Size	27 X 70 ft irr	Meeting Minutes	
Living Area		Financial Statements	
Building Area	1,890 sqft	Building Rules	
Lot Size	53 X 140 ft irr	Building insurance	
Lot Area	5,388 sqft	Maintenance log	
Cadastre of Immovable	2339880	Co-ownership insurance	
Cadastre of Common Portions		Contingency fund study	
Trade possible		Repossess./Judicial auth.	No
Zoning	Residential, Commercial	Certificate of Location	Yes (1970)
Type of Operation		File Number	
Type of Business		Occupancy	60 days PP/PR Accepted
		Deed of Sale Signature	60 days PP/PR Accepted

Municipal Assessment		Taxes (annual)		Energy (annual)	
Year	2024	Municipal	\$9,949 (2024)	Electricity	
Lot	\$480,700	School	\$603 (2024)	Oil	
Building	\$299,300	Infrastructure		Gas	
		Business Tax			
		Water			
Total	\$780,000	Total	\$10,552	Total	

Features		
Sewage System	Municipality	Property/Unit Amenity
Water Supply	Municipality	Loading Platform
Foundation		Rented Equip. (monthly)
Roofing		Cadastre - Parkg (incl. pri
Siding		Cadastre - Parkg (excl. pri
Dividing Floor		Parkg (total)

Windows
Energy/Heating
Heating System
Basement
Renovations
Water (access)
Mobility impaired accessible

Driveway
Lot
Distinctive Features
Proximity
Environmental Study
Garage

Inclusions

Exclusions

Remarks

M.7C zoning allows for residential, commercial, community related industrial, and institution zoning. The buyer is responsible for obtaining from the City of Montreal and other authorities having jurisdiction, all necessary information, permits and approvals for a potential future development project, including any requests for current zoning derogation, as the case may be.

Addendum

Note that the City of Montreal holds a pre-emptive right to purchase the property on the basis of any accepted offer , and the City must exercise this right within 60 days of being advised of the existence of an accepted offer to purchase . The city loses this right after 60 days. (See attached documentation).

A new certificate of location is currently in progress (see older certificate plan of Property attached).

See attached zoning information.

Strategic and sought-after location in downtown Montreal. Short walk to the Montreal business sector, and in the centre of the "quartier des spectacles". Close to universities, shopping centers, restaurants, clubs, mass transit, etc. Ideal for redevelopment into multi-residential.

The Property has a commercial vocation on the main floor (retail), and residential on the two upper floors (a single apartment occupying the two upper floors). The Property also offers a large court yard at the rear , which could easily accommodate approximately 10 vehicles; ideal for a business with several service or delivery vehicles.

The Property will be sold in a vacant state.

Sale without legal warranty of quality, at the buyer's risk and peril

Seller's Declaration

No

Source

FIDELIS IMMOBILIER COMMERCIAL, Real Estate Agency
CENTURY 21 VISION, Real Estate Agency

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.



Frontage



Frontage



Backyard