



Cyril Goudreau, Certified Residential and Commercial Real Estate Broker AEO
FIDELIS IMMOBILIER COMMERCIAL
 Real Estate Agency
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Centris No. 18554481 **(Active)**

[See all pictures](#)



\$26.00/year/sqft + GST/QST X 5 year(s)

1351 Boul. Sunnybrooke
Dollard-des-Ormeaux
H3B 3K9

Region Montréal
Neighbourhood East
Near St-Regis

Industrial Park

Property Type	Commercial	Year Built
Style	Unit	Expected Delivery Date
Condominium Type		Specifications
Property Use	Offices only	Declaration of co-ownership
Building Type	Detached	
Total Number of Floors		
Unit or Building Size		Special Contribution
Living Area		Meeting Minutes
Building Area		Financial Statements
Lot Size		Building Rules
Lot Area		Building insurance
Cadastre Priv. Portion/Imm.		Maintenance log
Cadastre of Common Portions		Co-ownership insurance
Trade possible		Contingency fund study
Zoning	Commercial	Reposess./Judicial auth.
Type of Operation		Certificate of Location
Type of Business		File Number
		Occupancy 2026-07-01
		Deed of Sale Signature

Municipal Assessment	Taxes (annual)	Energy (annual)
Year	Municipal	Electricity
Lot	School	Oil
Building	Infrastructure	Gas
	Business Tax	
	Water	

Total **Total** **Total**

Use of Space - Available Area of 5,650 sqft

Type	Office	Monthly Rent	Included in Lease
Unit Number		Type of Lease	
Corporate Name		Rental Value	Excluded in Lease
Area	5,650 sqft	Lease Renew.	
		Option	
Lease	Vacant	Block Sale	

Franchise		In Operation Since Franchise Renew. option	
Features			
Sewage System	Municipality	Property/Unit Amenity	Central air conditioning, Sprinkler system, Basement storage possible
Water Supply	Municipality	Loading Platform	
Foundation		Rented Equip. (monthly)	
Roofing		Cadastre - Parkg (incl. pri	
Siding		Cadastre - Parkg (excl. pri	
Dividing Floor	Concrete	Parkg (total)	License tag (30)
Windows		Driveway	
Energy/Heating	Electricity	Lot	
Heating System	Forced air	Distinctive Features	
Basement	6 feet and more, Storage only	Proximity	Commuter train, Highway, Public transportation, Réseau Express Métropolitain (REM), Sources REM station
Renovations		Environmental Study	
Water (access)		Garage	
Mobility impaired accessible			
Inclusions			
Entire main floor rental. The rental indicated is a 'gross' rent, and includes all expenses for the operation of the building as well as municipal and school taxes. Certain tenant improvements could also be included, to be discussed.			
Exclusions			
Energy and systems that are specific to the tenant's requirements, such as alarm system, internet, telephone, etc.			
Remarks			
Zoning C-746 : Neighborhood businesses; selected retail; administrative & professional services; personal & health services; miscellaneous other service			
Addendum			
*Space is central in the West Island; *Plenty of parking (more than 30 stalls for main floor tenant); *Space located on the main floor; accessible to all; *Beautifully appointed reception, which can be personalized to your company; *Very clean and attractive building; *Possibility of signage on pylon (to be installed by landlord); *Individual offices along part of the perimeter; other improvements may be done by the landlord, according to the needs of the tenant (the large spaces currently serve as laboratories); *Space measures approximately 5,650 square feet; *Large space available in the basement for archives or other (possibility of a few thousand square feet) -- very reasonable rent; *Small shopping center across the street, including a Tim Horton's restaurant; *Large city parc next to building; *Available starting July 1, 2026.			
Seller's Declaration		No	
Source			
FIDELIS IMMOBILIER COMMERCIAL, Real Estate Agency			



Frontage



Reception area



Reception area



Reception area



Kitchen



Parking



Parking



Parking



Shipping (door/dock)



Basement



Nearby