



Cyril Goudreau, Certified Residential and Commercial Real Estate Broker AEO
FIDELIS IMMOBILIER COMMERCIAL
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Centris No. 17579403 (Active)



\$10.00/year/sqft + GST/QST X 22 month(s)

1425 Route Transcanadienne, local 350

**Dorval
H9P 2W9**

Region Montréal
Neighbourhood North
Near Sunnybrooke
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		Special Contribution	
Unit or Building Size		Meeting Minutes	
Gross Living Area	4,027 sqft	Financial Statements	
Building Area		Building Rules	
Lot Size		Building insurance	
Lot Area		Maintenance log	
Cadastre Priv. Portion/Imm.		Co-ownership insurance	
Cadastre of Common Portions		Contingency fund study	
Trade possible		Reposess./Judicial auth.	
Zoning		Certificate of Location	
Type of Operation	Service	File Number	
Type of Business	Other	Occupancy	According to the leases
		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 4,027 sqft			
Type	Office	Monthly Rent	\$1,678 (2025-02-06) Included in Lease
Unit Number	350	Type of Lease	Net Heating, Outdoor parking (10), Taxes, Water taxes, Electricity, Air conditioning, Hot water, Snow removal, Lawn, Indoor parking (0)
Corporate Name	Bureau	Rental Value	Excluded in Lease

Area	4,027 sqft	Lease Renew. Option	Internet, Cable/TV
Lease	2024-01-01 to 2026-12-31	Block Sale	
Franchise		In Operation Since Franchise Renew. option	

Features

Sewage System
Water Supply
Foundation
Roofing
Siding
Dividing Floor
Windows
Energy/Heating
Heating System
Basement
Renovations
Water (access)
Mobility impaired accessible

Property/Unit Amenity
Loading Platform
Rented Equip. (monthly)
Cadastre - Parkg (incl. pri
Cadastre - Parkg (excl. pri
Parkg (total)
Driveway
Lot
Distinctive Features
Proximity
Environmental Study
Garage

Inclusions

The suite will be delivered vacant.

Exclusions

The rental indicated does not include operating expenses and taxes (municipal & school taxes). The expenses and taxes amount to approximately \$10.00 per square foot per year, over and above the base rental. The sub-tenant will also assume expenses related to internet, telephone, etc.

Remarks

Sub-landlord motivated! Sublease Opportunity! Renewal of lease term or term extension negotiable with landlord. Very central location in modern elevator building, on highway 40 in the center of the West-Island; access to all parts of Montreal within minutes; downtown in 15 minutes.

Addendum

Sub-landlord motivated - Rent decreased! Sublease opportunity!!

This office space is in "like-new" condition, and will be subleased without any furniture. The space also has a small kitchen.

This is a great opportunity for a business requiring office accommodations for a limited period of time (lease expiring on December 31, 2026 - almost two years). Free use of the building gym is included.

Seller's Declaration

No

Source

FIDELIS IMMOBILIER COMMERCIAL, Real Estate Agency



Elevator



Interior



Other



Other



Kitchenette



Elevator



Hall



Interior