



Pu Theresa Yan, Real Estate Broker

ROYAL LEPAGE ALTITUDE

Real Estate Agency

1215, Notre-Dame Ouest

Montréal (QC) H3C 0B1

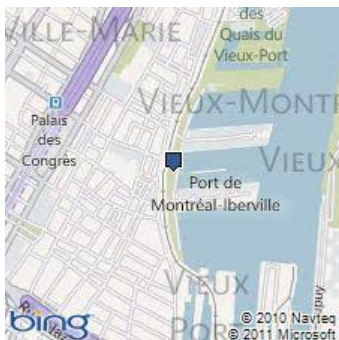
514-502-8948 / 514-846-0909

yanputheresa@yahoo.com

http://www.yanputheresa.com



MLS® No. 8640890 (Active)



\$169,000

**2 Rue de la Commune O., local #5
Ville-Marie (Montréal)**

H2Y 2B2

Region Montréal

Neighbourhood Old Montréal

Near

Industrial Park

Property Type	Bulk (block sale)	Year Built	Unknown
Style	Unit	Expected Delivery Date	
Condominium Type		Repossession	No
Property Use	Commercial only	Trade Possible	
Building Type		Certificate of Location	No
Total Number of Floors		File Number	
Building Size		Type of Operation	Service
Ground Area		Type of Business	Food service
Lot Size		Possession Date	30 days PP/PR
Lot Area		Deed of Sale Signature	Accepted
Cadastre			30 days PP/PR
Zoning	Commercial		Accepted

Municipal Assessment		Taxes (annual)		Energy (annual)	
Year		Municipal	Not issued	Electricity	
Lot		School	Not issued	Oil	
Building		Infrastructure	Not issued	Gas	
		Business Taxes	Not issued		
		Water	Not issued		
Total	Not issued	Total	Not issued	Total	

Use of Space - Total Area of 800.00 sqft					
Type	Commercial	Effective Monthly Rent	\$7,000 (2011-11-01)	Included in Lease	
Unit Number	1	Type of Lease	Net	Excluded in Lease	
Corporate Name		Potential Monthly Rent			
Area	800.00 sqft	Lease Renew. Option			
Lease	2010-10-01 to 2020-10-01	Block Sale	Yes		
Franchise		In Operation Since	2010		
		Franchise Renew. option			

Features

Sewage System
Water Supply
Foundation
Roofing
Siding
Dividing Floor
Windows
Energy/Heating
Heating System
Basement

Municipality
Municipality

Equipment/Services
Loading Platform
Rented Equip. (monthly)
Parking
Driveway
Lot
Distinctive Features
Proximity
Environmental Study

Inclusions**Exclusions****Seller's Declaration**

No

Source

ROYAL LEPAGE ALTITUDE, 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.



Commerce



Frontage



Frontage