



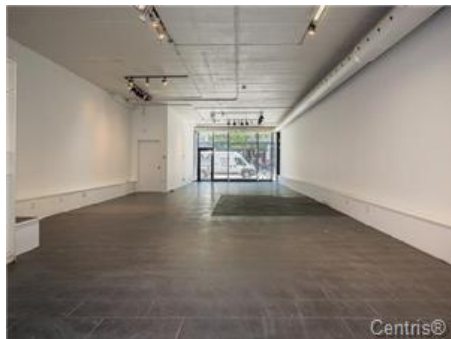
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Centris No. 24180353 (Active)

[See all pictures](#)



\$4,000/month + GST/QST

**4683 Rue St-Denis
 Montréal (Le Plateau-Mont-Royal)
 H2J 2L5**

Region Montréal
Neighbourhood Le Plateau-Mont-Royal
Near de Bienville

Industrial Park

Property Type	Commercial	Year Built	
Style	Unit	Expected Delivery Date	
Condominium Type	Divided Share 50%	Specifications	
Property Use	Commercial only	Declaration of co-ownership	
Building Type	Attached	Special Contribution	
Total Number of Floors		Meeting Minutes	
Private Portion Size	25 X 91.8 ft	Financial Statements	
Gross Priv. Portion Area	2,114 sqft	Building Rules	Yes
Building Area	2,295 sqft	Building insurance	
Lot Size	25 X 95 ft	Maintenance log	
Lot Area	2,375 sqft	Co-ownership insurance	
Cadastre of Private Portion	6213886	Contingency fund study	
Cadastre of Common Portions	6213885	Reposess./Judicial auth.	No
Trade possible		Certificate of Location	No
Zoning	Commercial	File Number	
Type of Operation	Retail, Service	Occupancy	According to the leases
Type of Business		Deed of Sale Signature	

Municipal Assessment	Taxes (annual)	Energy (annual)	
Year	Municipal \$19,049 (2025)	Electricity	
Lot	School \$605 (2025)	Oil	
Building	Infrastructure	Gas	
	Business Tax		
	Water		
Total	Total \$19,654	Total	\$0

Annual Expenses (excluding operating costs)	
Condominium fees	\$3,600
Total	\$3,600

Use of Space - Available Area of 2,114 sqft

Type	Commercial	Monthly Rent	Included in Lease
Unit Number	4683	Type of Lease	
Corporate Name		Rental Value	\$4,200
Area	2,114 sqft	Lease Renew. Option	Excluded in Lease
Lease Franchise	Vacant	Block Sale In Operation Since Franchise Renew. option	

Features

Sewage System

Property/Unit Amenity

Electrical input (200 amps) (240 volts), Signs allowed, Central heat pump

Water Supply

Loading Platform

Doors/Ground (1)

Foundation

Rented Equip. (monthly)

Roofing

Cadastre - Parkg (incl. pri

Siding

Cadastre - Parkg (excl. pri

Dividing Floor

Parkg (total)

Garage (1)

Windows

Driveway

Energy/Heating

Electricity

Lot

Heating System

Electric baseboard units, Forced air

Distinctive Features

Basement

None

Proximity

Metro, Public transportation

Renovations

Environmental Study

Water (access)

Garage

Built-in

Mobility impaired accessible Exterior access ramp

Inclusions

Exclusions

Remarks

For the public browsing on Centris, please see the full description by clicking on the tab below on the right (Visit the broker's website).

Addendum

Located between two Orange Line metro stations, this location is accessible in just a few minutes on foot from Laurier or Mont-Royal stations.

It is a majestic large space of 2,114 sq ft on the ground floor with high concrete ceilings of 11' 8", providing great visibility thanks to its fully glazed facade and its pylon facing the entrance door. Its surface area and volume will give you a feeling of well-being, there are no columns, you will love this space.

Entrance adapted for people with reduced mobility, facing the bike path, opens the door to multiple commercial opportunities, both in retail and in services such as aesthetics, hairdressing, optometry, Pilates, or yoga studios, dental or medical clinics.

100% commercial building (no residential tenants).

Heat pump ventilation system (heating and air conditioning).

In the rear part you have a separate space with a height of 14' 4" which can be used as a back room, warehouse or garage, this space is approximately 18' 4" X 23 ft for a net area of 409 sq ft.

The premises are available now.

The certificate of location plan indicates:

- An adjusted gross area of 2,114 square feet.
- A net area of 1,951 square feet according to the cadastral plan.

RENT

- The base rent is \$4,000 per month for the first year (\$22.71 per sq. ft.).
- The estimated additional rent for 2026 is \$1,980 per month (\$ 11.24 per sq. ft.).
- The estimated total gross rent is \$5,980 per month (\$33.95 per sq. ft.).

- GST and QST taxes apply and are in addition to the above rents.

- The tenant is responsible for energy costs for the premises.

- A security deposit equal to 3 months' gross rent is required at the time of lease signing.

N.B.

There would likely be a possibility of obtaining a grant for space redevelopment costs through the Commerce-Montréal program. To be verified by any potential tenant with the Plateau Mont-Royal borough, the lessor makes no guarantee to this effect or that the new tenant would be eligible.

The following businesses are not permitted: nightclubs, bars, discotheques, massage parlors, game rooms, restaurants with fried food, or any catering business requiring a ventilation hood.

This is not an offer or promise to rent that could bind the landlord to the tenant , but an invitation to submit such offers or promises.

Seller's Declaration

No

Source

RE/MAX DU CARTIER INC., Real Estate Agency