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SellingMtl
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kw PRESTIGE
 KELLERWILLIAMS
 AGENCE IMMOBILIÈRE

Centris No. 23334798 (Active)



\$4,890,000

12345 Non-Disponible
Ahuntsic-Cartierville (Montréal)
H4K 1X1

Region Montréal
Neighbourhood Ahuntsic Central
Near à divulguer avec PA acceptée
Industrial Park

Property Type Bulk (block sale)
Style Building
Condominium Type
Property Use Commercial only
Building Type Semi-detached
Total Number of Floors
Building Size
Living Area
Building Area
Lot Size
Lot Area 12,755 sqft
Cadastre of Immovable à divulguer avec PA acceptée
Cadastre of Common Portions
Zoning Commercial
Type of Operation Service
Type of Business Daycare centre

Year Built 1962
Expected Delivery Date
Specifications
Declaration of co-ownership
Special Contribution
Meeting Minutes
Financial Statements
Building Rules
Reposess./Judicial auth. No
Trade possible
Certificate of Location No
File Number
Occupancy 60 days PP/PR
 Accepted
Deed of Sale Signature 60 days PP/PR
 Accepted

Municipal Assessment

Year 2019
Lot \$557,600
Building \$606,100

Taxes (annual)

Municipal \$20,398 (2019)
School \$1,712 (2019)
Infrastructure
Business Taxes
Water

Energy (annual)

Electricity
Oil
Gas

Total \$1,163,700 **Total** \$22,110 **Total**

Use of Space - Available Area of 9,765 sqft

Type Commercial	Monthly Rent	Included in Lease
Unit Number 12345	Type of Lease	
Corporate Name à divulguer avec PA acceptée	Rental Value	Excluded in Lease
Area 9,765 sqft	Lease Renew. Option	
Lease Owner-occupant	Block Sale Yes	
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)

Municipality
Municipality

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

Inclusions

Sale includes 2 Subsidized Permits, 1 permit for 80 children: 15babies and 65 children 18months+ AND a permit for 49 children (18months+). 100% of the Corporate Shares. All current inventory, learning materials, furniture and toys required for day to day operation of the daycare business.

Exclusions

Owner and Employee Personal Items.

Addendum

At the request of the Vendors, all business information including; location and financial details, is to be kept under strict confidentiality until a potential buyer has submitted a Letter of Proof of Funds and/or Letter of confirmation of buying capacity, as well as a signed NDA.

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Sale with legal warranty

Seller's Declaration

No

Source

KELLER WILLIAMS PRESTIGE, 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.