



Rosetta Gentile, Real Estate Broker, on behalf of:

**SellingMtl**  
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**Centris No.** 24270340 (Active)



**\$3,200,000**

**1234 Rue Non Disponible-Unavailable**  
**Châteauguay**  
**J6K 1H1**  
**Region** Montérégie  
**Neighbourhood**  
**Near**  
**Industrial Park**

<b>Property Type</b>	Commercial	<b>Year Built</b>	2005
<b>Style</b>	Building	<b>Expected Delivery Date</b>	
<b>Condominium Type</b>		<b>Specifications</b>	
<b>Property Use</b>	Commercial only	<b>Declaration of co-ownership</b>	
<b>Building Type</b>	Detached	<b>Special Contribution</b>	
<b>Total Number of Floors</b>		<b>Meeting Minutes</b>	
<b>Building Size</b>		<b>Financial Statements</b>	
<b>Living Area</b>		<b>Building Rules</b>	
<b>Building Area</b>		<b>Repossess./Judicial auth.</b>	No
<b>Lot Size</b>		<b>Trade possible</b>	
<b>Lot Area</b>	19,558.02 sqft	<b>Certificate of Location</b>	No
<b>Cadastre of Immovable</b>	à divulguer avec PA acceptée	<b>File Number</b>	
<b>Cadastre of Common Portions</b>		<b>Occupancy</b>	31 days PP/PR
<b>Zoning</b>	Commercial		Accepted
<b>Type of Operation</b>	Service	<b>Deed of Sale Signature</b>	30 days PP/PR
<b>Type of Business</b>	Daycare centre		Accepted

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Energy (annual)</b>	
<b>Year</b>	2020	<b>Municipal</b>	\$26,806 (2020)	<b>Electricity</b>	
<b>Lot</b>	\$390,700	<b>School</b>	\$1,754 (2020)	<b>Oil</b>	
<b>Building</b>	\$844,700	<b>Infrastructure</b>		<b>Gas</b>	
		<b>Business Taxes</b>			
		<b>Water</b>			
<b>Total</b>	\$1,235,400	<b>Total</b>	\$28,560	<b>Total</b>	

<b>Use of Space - Available Area of 19,558.02 sqft</b>			
<b>Type</b>	Commercial	<b>Monthly Rent</b>	<b>Included in Lease</b>
<b>Unit Number</b>	1234	<b>Type of Lease</b>	
<b>Corporate Name</b>	à divulguer avec PA acceptée	<b>Rental Value</b>	<b>Excluded in Lease</b>
<b>Area</b>	19,558.02 sqft	<b>Lease Renew. Option</b>	
<b>Lease</b>	Owner-occupant	<b>Block Sale</b>	
<b>Franchise</b>		<b>In Operation Since</b>	

**Franchise Renew.  
option**

**Features**

<b>Sewage System</b>	Municipality	<b>Equipment/Services</b>	Wall-mounted air conditioning, Fire detector (connected), Air exchange system, Alarm system
<b>Water Supply</b>	Municipality	<b>Loading Platform</b>	
<b>Foundation</b>		<b>Rented Equip. (monthly)</b>	Water heater - 1 (\$50)
<b>Roofing</b>		<b>Cadastre - Parkg (incl. p</b>	
<b>Siding</b>		<b>Cadastre - Parkg (excl. p</b>	
<b>Dividing Floor</b>		<b>Parkg (total)</b>	
<b>Windows</b>		<b>Driveway</b>	
<b>Energy/Heating</b>	Electricity	<b>Lot</b>	
<b>Heating System</b>	Electric baseboard units	<b>Distinctive Features</b>	
<b>Basement</b>	None	<b>Proximity</b>	
<b>Renovations</b>		<b>Environmental Study</b>	
<b>Water (access)</b>		<b>Garage</b>	

**Inclusions**

Sale includes a Subsidized Permit for 80 children: 10 babies and 70 children 18months+, commercial building and 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 and Student Personal Items.

**Addendum**

At the request of the Vendors, all business information including; location and financial details and seller's declarations 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.

Sale includes a Subsidized Permit for 80 children: 10 babies and 70 children 18months+, a commercial building and 100% of the Corporate Shares. All current inventory, learning materials, furniture and toys required for day to day operation of the daycare business.

The commercial building is to be sold in conjunction with the subsidized daycare permit. The price breakdown is as follows:

Building: \$1,600,000.00  
Daycare Permit: \$1,600,000.00  
Total: \$3,200,000.00

**Sale with legal warranty**

**Seller's Declaration** No

**Financial institution at which buyer undertakes to obtain a loan**

à divulguer avec PA acceptée

**Source**

M IMMOBILIER, 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.