

# 4844 SAINTE-CATHERINE EST HOCHELAGA-MAISONNEUVE

AREA : 1,682 SQ. FT.

# PMML

FOR SALE



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## BUILDING TYPE

In a row

## BUILDING CATEGORY

Single Tenant

## PROPERTY DESCRIPTION

Purchase opportunity for a company looking for commercial condo. The premises are located on the first floor and spread over two floors, with storage space in the basement. It has a total surface area of 1,682 sq. ft., including 917 sq. ft. on the ground floor and 765 sq. ft. on the upper floor. Completely renovated in 2022, it's ready for immediate occupancy!

## HIGHLIGHTS

- ✓ Fully renovated in 2022
- ✓ Immediate occupancy
- ✓ Bathroom in basement

ASKING PRICE :

**\$299,000**

+ GST/PST

## SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

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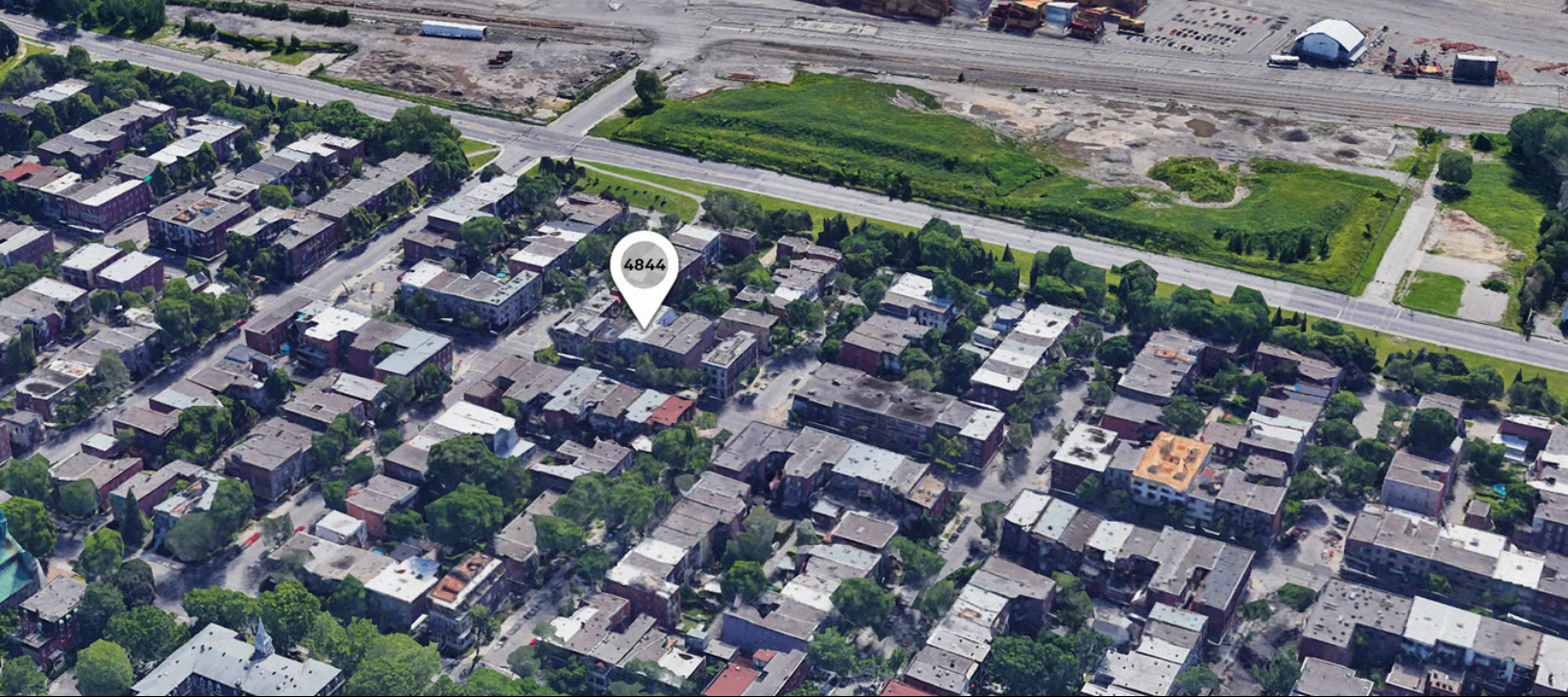
Complete renovation of the premises in 2022.

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## ADDITIONAL INFORMATION

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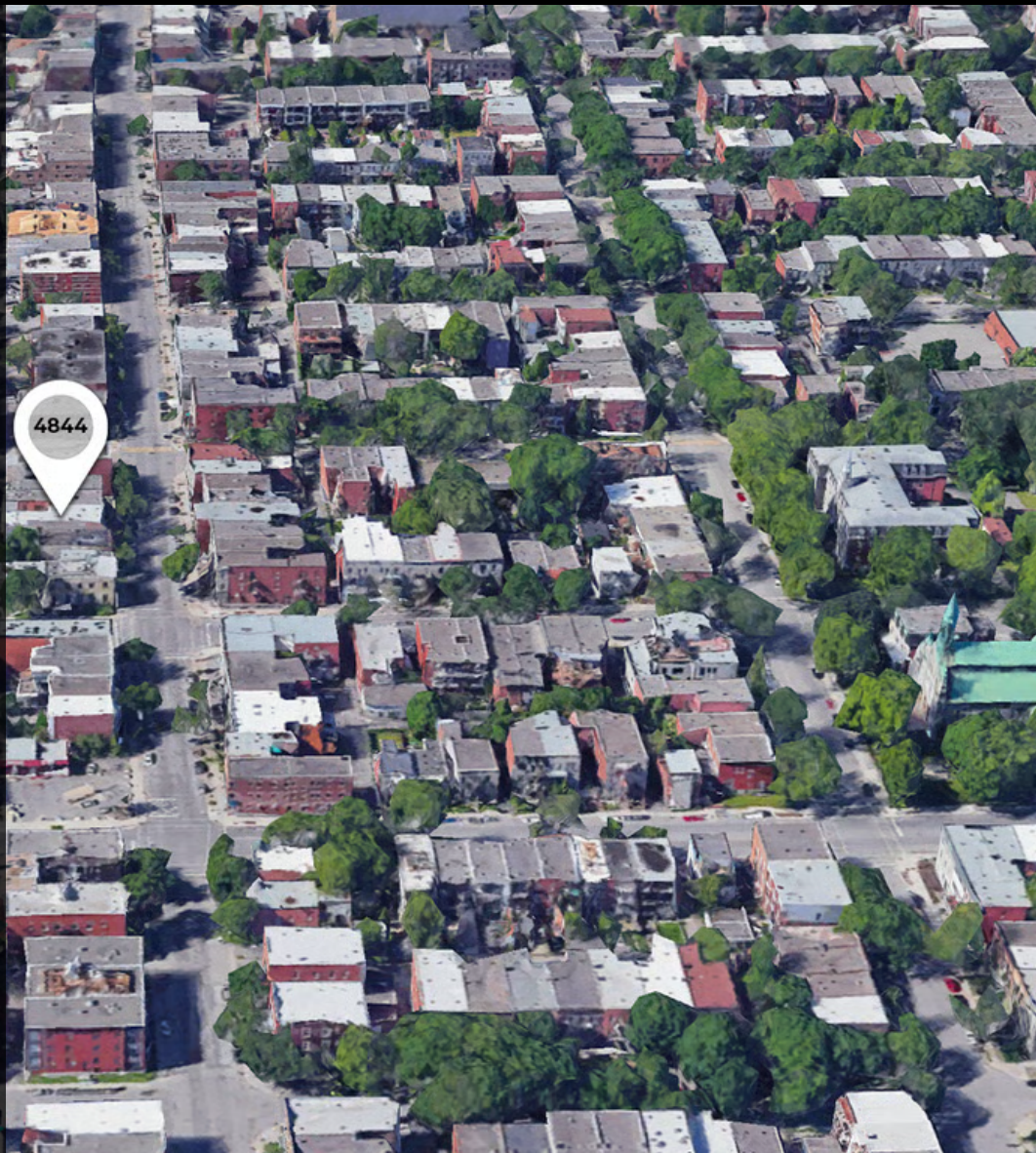
The sale is made without legal warranty of quality to the risks and perils of the buyer



4844 Sainte-Catherine Est, Hochelaga-Maisonneuve

### Main attractions of the sector

- Close to rue Viau and boulevard Notre-Dame E
- Restaurants and other shops nearby
- Marché Maisonneuve just a few minutes away



# BUILDING DESCRIPTION

## General Information

|                  |                                                            |
|------------------|------------------------------------------------------------|
| Cadastral number | P. Privative : 4670248,<br>47794081/ P. Commune<br>4794074 |
|------------------|------------------------------------------------------------|

## Total Municipal Assessment

|          |                                                           |
|----------|-----------------------------------------------------------|
| Cadastre | P. Portion : 4670248,<br>47794081/ Common p. :<br>4794074 |
|----------|-----------------------------------------------------------|

|                               |            |
|-------------------------------|------------|
| Total Municipal Assessment    | 285 100 \$ |
| Municipal Land Assessment     | 89 300 \$  |
| Municipal Building Assessment | 195 800 \$ |

## Construction

|                      |                |
|----------------------|----------------|
| Clearance Height     | 9" and 6"      |
| Number of Storeys    | 2              |
| Type of Building     | In a row       |
| Type of Construction | Brick and wood |
| Year of Construction | 1920           |
| Building Dimensions  | To be verified |
| N/A                  |                |

## Features

|                            |                  |
|----------------------------|------------------|
| Plumbing                   | Copper           |
| Condition of Roof          | To be verified   |
| Electrical Panels          | Circuit breakers |
| Exterior Siding            | Brick            |
| Condition of Doors/Windows | Good             |

## Electromechanical System

|                     |                 |
|---------------------|-----------------|
| Lighting            | LED /Neon       |
| Fire System         | Smoke detectors |
| Security System     | No              |
| Existing Facilities | N/A             |

## Parking

|                          |           |
|--------------------------|-----------|
| Type of Parking          | Exterior  |
| Number of Parking Spaces | 1 parking |

## Area

|                             |           |
|-----------------------------|-----------|
| Gross Area                  | 1 682 ft² |
| Leasable Surface Area       | 1 682 ft² |
| Land Surface Area           | N/A       |
| Building Area               | 1 682 ft² |
| Average Surface Area / Unit | N/A       |



## FEATURES

### **Plumbing**

Copper

### **Heating System**

Electric baseboards

### **Exterior Siding**

Brick

### **In-Building Services**

See the co-ownership agreement.

### **Condition of Roof**

To be verified

### **Hot Water System**

Electrical

### **Environmental Report**

N/A

### **Service Contract**

N/A

### **Electrical Panels**

Circuit breakers

### **Condition of Doors/Windows**

Good

