



Yvon Laliberté, Certified Residential and Commercial Real Estate Broker
FUTUR IMMO
 Real Estate Agency
 684, Ch. du Bord de l'Eau
 Sainte-Dorothée (QC) H7X 1V6
<http://www.futurimmo.ca>

514-239-5470 / 514-824-6262

yvon@futurimmo.ca



Centris No. 27896061 (Active)



\$447,000 + GST/QST

7 Rue Crooks
Grenville
J0V 1V0
Region Laurentides
Neighbourhood
Near McIntyre
Industrial Park

Property Type	Commercial	Year Built	1998
Style	Building	Expected Delivery Date	
Condominium Type		Specifications	
Property Use	Commercial only	Declaration of co-ownership	
Building Type	Detached	Special Contribution	
Total Number of Floors	1	Meeting Minutes	
Building Size	40.6 X 85.9 ft irr	Financial Statements	
Living Area		Building Rules	
Building Area	2,945.65 sqft	Building insurance	
Lot Size	180 X 183.4 ft	Maintenance log	
Lot Area	32,996.75 sqft	Co-ownership insurance	
Cadastre of Immovable	5926878	Contingency fund study	
Cadastre of Common Portions		Reposes./Judicial auth.	No
Trade possible		Certificate of Location	Yes (2021)
Zoning	Commercial	File Number	
Type of Operation	Service	Occupancy	30 days PP/PR
Type of Business	Garage		Accepted
		Deed of Sale Signature	30 days PP/PR
			Accepted

Municipal Assessment		Taxes (annual)		Energy (annual)	
Year	2023	Municipal	\$4,319 (2023)	Electricity	
Lot		School	\$1 (2023)	Oil	
Building		Infrastructure		Gas	
		Business Tax			
		Water			
Total	\$188,900	Total	\$4,320	Total	

Use of Space - Available Area of 2,965 sqft					
Type	Commercial	Monthly Rent	\$2,900 (2024-10-01)	Included in Lease	
Unit Number		Type of Lease	Net	complet land	
Corporate Name	Garage M.B.	Rental Value		Excluded in Lease	
Area	2,965 sqft	Lease Renew. Option	Yes (10 years)		

Lease	2024-10-01 to 2034-09-30	Block Sale	
Franchise		In Operation Since Franchise Renew. option	2024

Features

Sewage System	Municipality	Property/Unit Amenity	Signs allowed, Doors (4)
Water Supply	Municipality	Loading Platform	Doors/Ground (4)
Foundation	Poured concrete	Rented Equip. (monthly)	
Roofing	Sheet metal	Cadastre - Parkg (incl. pri	
Siding	Aluminum	Cadastre - Parkg (excl. pri	
Dividing Floor	Concrete	Parkg (total)	
Windows		Driveway	Unpaved
Energy/Heating	Electricity, Heating oil	Lot	Fenced
Heating System	Electric baseboard units, Forced air	Distinctive Features	
Basement		Proximity	Highway
Renovations		Environmental Study	Phase 1 (1997/9)
Water (access)		Garage	
Mobility impaired accessible			

Inclusions

Exclusions

Tenant's property

Remarks

Beautiful large mechanic garage with with 4 doors 14' high (2 = 11' 10" wide and 2 = 13' 10" wide) and 3 jacks(lift) on huge commercial lot. Can be used for storage, sale and/or rental of vehicles, ect. Close to Highway 148 and close to Highway 50 and Highway 344 into Ontario. The land can be converted to residential. Who's lucky?

Seller's Declaration

No

Source

FUTUR IMMO, 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.



Frontage



Frontage



Reception area



Reception area



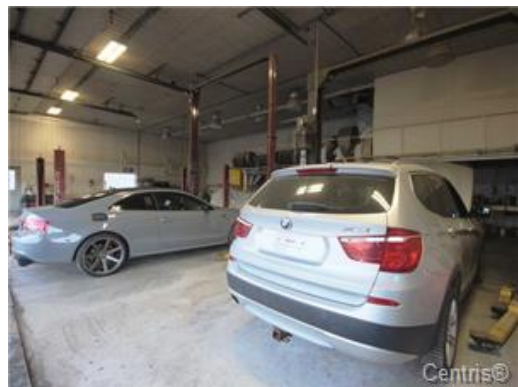
Reception area



Powder room



Powder room



Garage



Garage



Garage



Mezzanine



Mezzanine



Frontage



Frontage



Backyard



Backyard



Backyard



Other



Other



Other