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Centris® No. 14212442 (Active)



\$1,988/month + GST/QST X 12 month(s)

3480 Rue Simpson, apt. A69
Ville-Marie (Montréal)
H3G 2N7

Region Montréal
Neighbourhood Golden Square Mile
Near Dr. Penfield
Body of Water municipal

Property Type	Apartment	Year Built	1972
Style	One storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	
Year of Conversion		Declaration of co-ownership	
Building Type	Attached corner unit	Special Contribution	
Floor	Terrace level (half basement)	Meeting Minutes	No
Total Number of Floors	11	Financial Statements	
Total Number of Units		Building Rules	Yes
Private Portion Size		Repossession	
Plan Priv. Portion Area	1,129 sqft	Trade possible	
Building Area		Cert. of Loc. (divided part)	
Lot Size		File Number	
Lot Area		Occupancy	7 days PP/PR
Cadastre of Private Portion			Accepted
Cadastre of Common Portions		Deed of Sale Signature	
Zoning	Residential, Commercial		

Municipal Assessment	Taxes (annual)	Expenses/Energy (annual)
Year	Municipal	Condo Fees
Lot	School	Common Exp.
Building	Infrastructure	Electricity
	Water	Oil
		Gas
Total	Total	Total

Room(s) and Additional Space(s)				
No. of Rooms		No. of Bedrooms		No. of Bathrooms and Powder Rooms
3		1+0		1+0
Level	Room	Size	Floor Covering	Additional Information
GF	Master bedroom	11 X 12 ft irr	Laminate floor	
GF	Living room	12 X 30 ft irr	Laminate floor	
GF	Kitchen	10 X 8 ft irr	Laminate floor	

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Siding		Pool	Indoor
Windows		Cadastre - Parking	
Window Type		Parking	Garage (1)
Energy/Heating	Electricity	Driveway	
Heating System	Forced air	Garage	Attached, Heated
Basement		Carport	
Bathroom		Lot	
Washer/Dryer (installation)	Bathroom (1st level/Ground floor)	Topography	
Fireplace-Stove		Distinctive Features	
Kitchen Cabinets	Wood	Water (access)	
Equipment/Services	Elevator(s), Central air conditioning, Fire detector (connected), Sprinklers, Intercom, Electric garage door opener	View	
Building's Distinctive Features		Proximity	High school, Hospital, Park, Public transportation, University
Energy efficiency		Roofing	

Inclusions

all furniture

Exclusions

Insurance, hydro Quebec

Broker - Remarks

Loft style for space lovers; 1129 sf in the Golden Square mile in complex Place Simpson - Ideal for a medical or dental clinic or kinder garden or music or yoga school

Addendum

Renovated Residential or commercial space of 1129sf.

Currently used as a residence. However it could be easily converted to the following city permitted usage:

- Rooms rental condo or spa and barber shop
- Kinder garden
- Medical or dental clinic
- Gym or yoga
- Police or fire departments
- depanneur - mini market

Permits could take two to six months.

Seller's Declaration

No

Loft style -ideal for self employed or studentsOr kinder garden or music school or dentist clinic

Source

GROUPE IMMOBILIER PRÉMIUM INC., Real Estate Agency



Frontage



Frontage



Hall



Hall



Living room



Master bedroom



Kitchen



Bathroom



Kitchen



Bathroom



Living room



Interior



Interior



Interior



Storage



Interior



Storage



Solarium



Other



Other



Other