



217 Saint-Jacques Street W.

Montréal, QC

FOR SALE OR LEASE OPPORTUNITY

Office or Retail Space



TERRAMONT
SERVICES IMMOBILIERS TERRAMONT INC. ♦ AGENCE IMMOBILIÈRE COMMERCIALE

TCN
WORLDWIDE
REAL ESTATE SERVICES

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DESCRIPTION

Selling Price : \$950,000.00

Leasing Price : \$30.00 / SF Semi-gross rent

Includes : School and Municipal Taxes

Excludes : Condo fees, electricity, heating (separate meter) and daily maintenance

Available Area : 3,111 SF

Available : Immediately

Municipal taxes : \$42,696.33

School taxes : \$2,108.35

Condo fees : \$4,148.00



IN THE HEART OF OLD MONTREAL

Located in Old Montreal, the new developments (both residential and commercial).

Great office space of approximately 3,111 SF of open space, with high ceilings, 16' clear with possibility of mezzanine, modern windows façade and a signage opportunity.

Walking distance from the Square-Victoria and Bonaventure metro stations, the Gare Central train station with frequent bus services and Bixi access.

In proximity to many services : restaurants, coffee shops, boutiques, etc.



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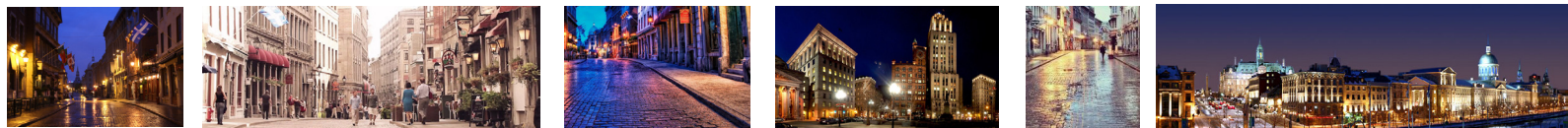
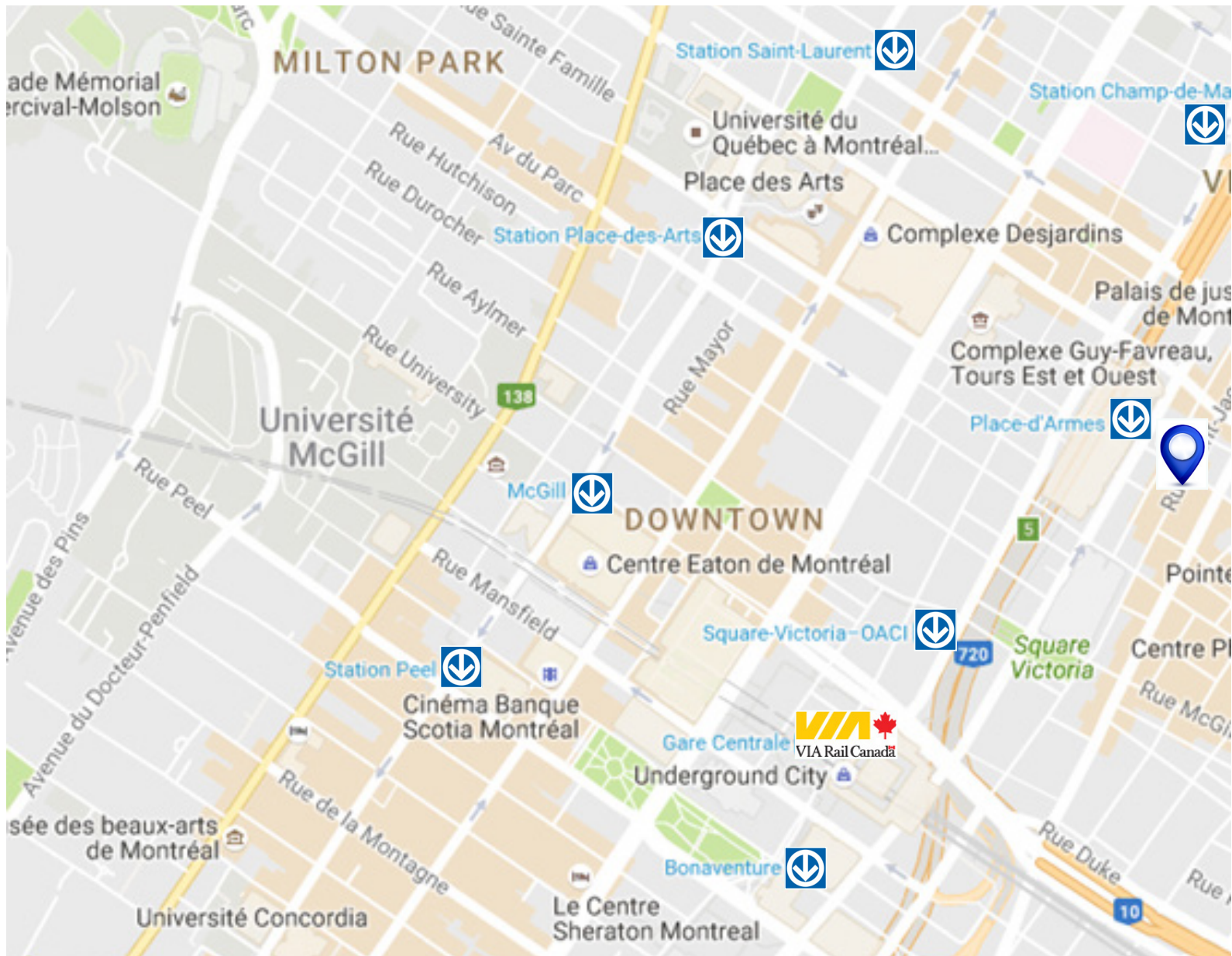
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