

\$25,000 + GST/QST**Centris® No. 16991766****(Active)****Seller's Declaration**

No

2300 Av. du Mont-Royal E. Le Plateau-Mont-Royal (Montréal)
H2H 1K8 (fullum)
[See all pictures \(4\)](#)
[Financial Functions](#)

| | | | |
|--------------------------|-------------------|-------------------------------|------------------------|
| Property Type | Bulk (block sale) | Occupancy | 30 days PP/PR Accepted |
| Style | Unit | Deed of Sale Signature | 30 days PP/PR Accepted |
| Condominium Type | | Lot Eval. | |
| Property Use | Commercial only | Building Eval. | |
| Building Type | Attached | Mun. Taxes | |
| Year Built | Unknown | School Taxes | |
| Building Size | | Type of Business | Fast food |
| Lot Size | | Zoning | Commercial |
| Lot Area | | | |
| Cert. of Location | No | | |

| | |
|--|-------------------------|
| Use of space – Total area (CIOW) | 1,200 sqft / 111.48 sqm |
| Annual sales | \$200,000 |
| Total expenses before debt service (bulk) | |
| Total taxes and annual expenses | \$0 |

| | |
|----------------------------|--------------|
| Sewage System | Municipality |
| Water Supply | Municipality |
| Foundation | |
| Dividing Floor | |
| Loading Platform | |
| Equip./Serv. | |
| Parking | |
| Environmental Study | |

Inclusions

Tables, chaises, caisse et équipements pour restauration.

Exclusions

Machine a cafe et équipement pour jambon.

Broker - Remarks

Business opportunity with low investment. Specialized in Vietnamese sandwich and soupe (pho), well known as LeViet Sandwich. Very well located with a low monthly rent. Sell under LeViet Sandwich licensing.

Source

L'EXPERT IMMOBILIER P.M. INC., 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.

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