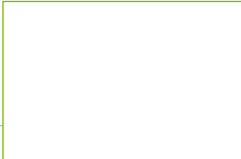




**Dmitry Li, Real Estate Broker**  
**IMMOBILIÈRE ET FINANCE PORT ET MOUNT INC.**  
 Real Estate Agency  
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**\$129,000 + GST/QST**

300 Av. Duluth E., Le Plateau-Mont-Royal (Montréal), H2W 1H9

**Centris® No.**

16590948 (Active)

**Seller's Declaration**

No

<b>Property Type</b>	BS	<b>Occupancy</b>	30 days PP/PR Accepted
<b>Style</b>	Unit	<b>Deed of Sale Signature</b>	30 days PP/PR Accepted
<b>Condominium Type</b>		<b>Lot Eval.</b>	
<b>Property Use</b>	Com./Res.	<b>Building Eval.</b>	
<b>Building Type</b>	Attached corner unit	<b>Mun. Taxes</b>	
<b>Year Built</b>	1946	<b>School Taxes</b>	
<b>Unit or Building Size</b>	60 X 44 ft	<b>Type of Business</b>	Food service
<b>Lot Size</b>		<b>Zoning</b>	Residential, Commercial
<b>Lot Area</b>			
<b>Cert. of Location</b>	No		



<b>Use of space – Total area (Commercial)</b>	1,600 sqft
<b>Annual Sales</b>	\$205,000
<b>Total expenses before debt service (bulk)</b>	\$62,262
<b>Total taxes and annual expenses</b>	\$0



**Inclusions**  
 The business name, the clientele, the phone number, the right to lease and all equipment and furniture without any legal guarantee.

**Exclusions**  
 The inventory of edible goods.



<b>Sewage System</b>	Municipality	<b>Equip./Serv.</b>	
<b>Water Supply</b>	Municipality		
<b>Foundation</b>	Poured concrete		
<b>Dividing Floor</b>	Wood	<b>Parking</b>	Driveway (2)
<b>Loading Platform</b>		<b>Environmental Study</b>	

\*\*\* PRIME LOCATION \*\*\* (Duluth/St-Denis) Asian restaurant on the corner street (pedestrian) with 91 seats and 20 on the terrace (approx. 2000 sqft) \* Fully equipped kitchen \* Large basement for storage and office \* A bay window at the back for a meal in the sun but air conditioning \* Good turnover \* Ideal for first start in business.

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OPENING HOURS:  
 7/7 from 5:00PM to 11:00PM

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Security deposit: approx. \$7,000

Source: IMMOBILIÈRE ET FINANCE PORT ET MOUNT INC., Real Estate Agency, RE/MAX HAUTE PERFORMANCE INC., Real Estate Agency