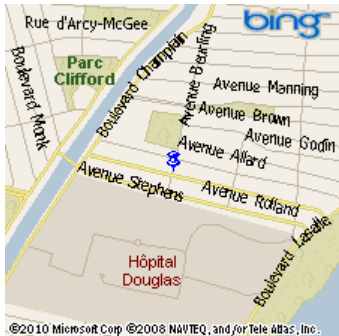




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**MLS® No. 8160699 (Active)**



**\$135,000 + GST/QST**

**6301 Rue Beurling  
 Verdun/Île-des-Soeurs (Montréal)  
 H4H 1C9**

**Region** Montréal  
**Neighbourhood** Verdun  
**Near** Rolland  
**Industrial Park**

<b>Property Type</b>	Bulk (block sale)	<b>Year Built</b>	1953
<b>Style</b>	Unit	<b>Expected Delivery Date</b>	
<b>Condominium Type</b>		<b>Repossession</b>	No
<b>Property Use</b>	Commercial and residential	<b>Sale's Without Legal Warranty</b>	
<b>Building Type</b>	Semi-detached	<b>Trade Possible</b>	
<b>Total Number of Floors</b>		<b>Certificate of Location</b>	No
<b>Building Size</b>		<b>File Number</b>	
<b>Ground Area</b>		<b>Type of Operation</b>	Retail
<b>Lot Size</b>		<b>Type of Business</b>	Convenience store
<b>Lot Area</b>		<b>Possession Date</b>	30 days PP/PR Accepted
<b>Québec Cadastre</b>	1111111	<b>Deed of Sale Signature</b>	30 days PP/PR Accepted
<b>Zoning</b>	Residential, Commercial		

Municipal Assessment		Taxes (annual)		Energy (annual)	
<b>Year</b>		<b>Municipal</b>	Not issued	<b>Electricity</b>	
<b>Lot</b>		<b>School</b>	Not issued	<b>Oil</b>	
<b>Building</b>		<b>Infrastructure</b>	Not issued	<b>Gas</b>	
		<b>Business Taxes</b>	Not issued		
		<b>Water</b>	Not issued		
		<b>Other</b>			
<b>Total</b>	Not issued	<b>Total</b>	Not issued	<b>Total</b>	

Annual Effective Operating Expenses (Business)					
<b>Municipal</b>		<b>Bank charges</b>	\$480	<b>School</b>	
<b>Infrastructure</b>		<b>Business</b>		<b>Water</b>	
<b>Insurance</b>	\$600	<b>electricity</b>	\$5,500	<b>Rent</b>	\$22,050
<b>Salaries</b>	\$16,640	<b>telephone</b>	\$660	<b>Alarming</b>	\$180
<b>License</b>	\$220			<b>Accounting</b>	\$1,000
<b>Total</b>	\$47,330				

Breakdown of Revenues (Business)	
<b>Type de revenu</b>	<b>Revenus effectifs annuels</b>
yearly sale is around \$800000	\$800,000
<b>Annual Income for Fiscal Year Ending on 2009-05</b>	\$800,000

**Use of Space - Total Area of 2,700.00 sqft**

<b>Type</b>	Commercial	<b>Effective Monthly Rent</b>	\$1,838 (2009-05-14)	<b>Included in Lease</b>
<b>Unit Number</b>		<b>Type of Lease</b>	Gross	
<b>Corporate Name</b>		<b>Potential Monthly Rent</b>		<b>Excluded in Lease</b>
<b>Area</b>	2,700.00 sqft	<b>Lease Renew. Option</b>		
<b>Lease</b>	2003-05-01 to 2018-05-01	<b>Block Sale</b>	Yes	
<b>Franchise</b>		<b>In Operation Since</b>		
		<b>Franchise Renew. option</b>		

**Features**

<b>Sewage System</b>	Municipality	<b>Equipment/Services</b>	
<b>Water Supply</b>	Municipality	<b>Loading Platform</b>	
<b>Foundation</b>	Poured concrete	<b>Rented Equip. (monthly)</b>	
<b>Roofing</b>	Asphalt and gravel	<b>Parking</b>	
<b>Siding</b>	Brick	<b>Driveway</b>	
<b>Dividing Floor</b>		<b>Lot</b>	
<b>Windows</b>		<b>Distinctive Features</b>	Public transportation
<b>Energy/Heating</b>	Electricity	<b>Proximity</b>	
<b>Heating System</b>	Electric baseboard units	<b>Environmental Study</b>	
<b>Basement</b>			

**Inclusions**

all equipments

**Exclusions**

refrigeratuers rented from drink company

**MLS® Remarks**

Stable business in residential area. same owner for 7 years, good for family business. The present owner added some Dollar products in the depanneur, which brings more business. This business can be rented too, the rent is \$2300/month, exclude the rent of the property.

**Seller's Declaration**

No

**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



Other



Other