



Charles-José Massé, Residential and Commercial Real Estate Broker
CHARLES-JOSÉ MASSÉ
 Residential and Commercial Real Estate Broker
 3200, Autoroute Laval Ouest
 Laval (QC) H7T 2H6
<https://www.cjmasse.com>

514-882-2603

cjmmramier@gmail.com



Centris No. 12611367 **(Active)**

[See all pictures](#)



\$600/month + GST/QST X 12 month(s)

2A-2B Rue St-Michel, local 201

Vaudreuil-Dorion

J7V 1E7

Region Montérégie

Neighbourhood Vaudreuil East

Near

Industrial Park

Property Type	Commercial	Year Built	1960
Style	Unit	Expected Delivery Date	
Condominium Type		Specifications	
Property Use	Offices only	Declaration of co-ownership	
Building Type	Detached		
Total Number of Floors			
Unit or Building Size		Special Contribution	
Plan Living Area	7.43 sqm	Meeting Minutes	
Building Area		Financial Statements	
Lot Size		Building Rules	
Lot Area		Building insurance	
Cadastre Priv. Portion/Imm.	1675418	Maintenance log	
Cadastre of Common Portions		Co-ownership insurance	
Trade possible		Contingency fund study	
Zoning	Residential, Commercial	Reposess./Judicial auth.	No
Type of Operation		Certificate of Location	No
Type of Business		File Number	
		Occupancy	5 days PP/PR
			Accepted
		Deed of Sale Signature	

Municipal Assessment	Taxes (annual)	Energy (annual)
Year	Municipal	Electricity
Lot	School	Oil
Building	Infrastructure	Gas
	Business Tax	
	Water	

Total	Total	Total
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Use of Space - Available Area of 7.43 sqm

Type	Office	Monthly Rent	\$550 (2026-07-21) Included in Lease
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Unit Number	201	Type of Lease	Net	Heating, Outdoor parking (0), Taxes, Water taxes, Common area, Electricity, Air conditioning, Hot water, Snow removal, Lawn, Indoor parking (0)
Corporate Name		Rental Value		Excluded in Lease
Area	7.43 sqm	Lease Renew. Option	Yes (2 years)	Internet, Cable/TV
Lease	2025-07-01 to 2026-06-30	Block Sale		
Franchise		In Operation Since		
	Type Office	Franchise Renew. option	Area 7.43 sqm	Hauteur libre
Features				
Sewage System	Municipality	Property/Unit Amenity	Central air conditioning	
Water Supply	Municipality	Loading Platform		
Foundation	Poured concrete	Rented Equip. (monthly)		
Roofing		Cadastre - Parkg (incl. price)		
Siding	Brick	Cadastre - Parkg (excl. price)		
Dividing Floor		Parkg (total)		
Windows	Aluminum	Driveway		
Energy/Heating	Electricity	Lot		
Heating System		Distinctive Features		
Basement		Proximity	Highway, Public transportation	
Renovations		Environmental Study		
Water (access)		Garage		
Mobility impaired accessible				
Inclusions				
Heating, taxes, water tax, vaulted ceiling, electricity, air conditioning, hot water, snow removal, lawn care, access to common areas (including the kitchen)				
Exclusions				
Internet, Cable/TV, GST/QST and liability insurance.				
Remarks				
A pristine 80-square-foot office, Ideal for healthcare or school professionals; located in the heart of Vaudreuil, just minutes from the future hospital currently under construction. Option to rent the entire floor (to be discussed)				
Addendum				
A pristine 80-square-foot office, ideal for professionals, located in the heart of Vaudreuil. Situated on the ground floor of a commercial building, it shares the premises with other professionals such as notaries and remedial teachers. All amenities are nearby, with easy 24/7 access via highways A20, A30, and A40. Large windows flood the space with natural light, and the unit features central heating and air conditioning. The office stands out for its prestigious look, high ceilings, premium blinds, full-floor tiling, and a granite accent wall with recessed niches. A shared kitchenette and waiting area complete the space. Access to a common room; additional basement storage space available (price negotiable). Signage permitted on the pylon, in the entrance lobby, and on the unit door.				
Seller's Declaration		No		
In compliance with environmental protection laws, The deeds are in the seller's possession since 2025				
Source				
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