



**Charles-José Massé**, Residential and Commercial Real Estate Broker  
**CHARLES-JOSÉ MASSÉ**  
Residential and Commercial Real Estate Broker  
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**Centris No.** 22108928 **(Active)**

[See all pictures](#)



**\$1,400/month + GST/QST X 12 month(s)**

**2A-2B Rue St-Michel, local 202**

**Vaudreuil-Dorion**

**J7V 1E7**

**Region** Montérégie

**Neighbourhood** Vaudreuil East

**Near**

**Industrial Park**

|                                    |                         |                                    |            |
|------------------------------------|-------------------------|------------------------------------|------------|
| <b>Property Type</b>               | Commercial              | <b>Year Built</b>                  | 1960       |
| <b>Style</b>                       | Unit                    | <b>Expected Delivery Date</b>      |            |
| <b>Condominium Type</b>            |                         | <b>Specifications</b>              |            |
| <b>Property Use</b>                | Offices only            | <b>Declaration of co-ownership</b> |            |
| <b>Building Type</b>               | Detached                |                                    |            |
| <b>Total Number of Floors</b>      |                         | <b>Special Contribution</b>        |            |
| <b>Unit or Building Size</b>       |                         | <b>Meeting Minutes</b>             |            |
| <b>Plan Living Area</b>            | 19.32 sqm               | <b>Financial Statements</b>        |            |
| <b>Building Area</b>               |                         | <b>Building Rules</b>              |            |
| <b>Lot Size</b>                    |                         | <b>Building insurance</b>          |            |
| <b>Lot Area</b>                    |                         | <b>Maintenance log</b>             |            |
| <b>Cadastre Priv. Portion/Imm.</b> | 1675418                 | <b>Co-ownership insurance</b>      |            |
| <b>Cadastre of Common Portions</b> |                         | <b>Contingency fund study</b>      |            |
| <b>Trade possible</b>              |                         | <b>Reposess./Judicial auth.</b>    | No         |
| <b>Zoning</b>                      | Residential, Commercial | <b>Certificate of Location</b>     | No         |
| <b>Type of Operation</b>           |                         | <b>File Number</b>                 |            |
| <b>Type of Business</b>            |                         | <b>Occupancy</b>                   | 2026-12-15 |
|                                    |                         | <b>Deed of Sale Signature</b>      |            |

| <b>Municipal Assessment</b> | <b>Taxes (annual)</b> | <b>Energy (annual)</b> |
|-----------------------------|-----------------------|------------------------|
| <b>Year</b>                 | <b>Municipal</b>      | <b>Electricity</b>     |
| <b>Lot</b>                  |                       | <b>Oil</b>             |
| <b>Building</b>             | <b>School</b>         | <b>Gas</b>             |
|                             | <b>Infrastructure</b> |                        |
|                             | <b>Business Tax</b>   |                        |
|                             | <b>Water</b>          |                        |
|                             | <b>Other</b>          |                        |

|              |            |              |            |              |
|--------------|------------|--------------|------------|--------------|
| <b>Total</b> | Not issued | <b>Total</b> | Not issued | <b>Total</b> |
|--------------|------------|--------------|------------|--------------|

### Use of Space - Available Area of 19.32 sqm

|                    |        |                      |                      |                                                                                                                                                 |
|--------------------|--------|----------------------|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Type</b>        | Office | <b>Monthly Rent</b>  | \$1,300 (2026-07-20) | <b>Included in Lease</b>                                                                                                                        |
| <b>Unit Number</b> | 202    | <b>Type of Lease</b> | Net                  | Heating, Outdoor parking (0), Taxes, Water taxes, Common area, Electricity, Air conditioning, Hot water, Snow removal, Lawn, Indoor parking (0) |

|                       |                          |                                                   |                          |                          |
|-----------------------|--------------------------|---------------------------------------------------|--------------------------|--------------------------|
| <b>Corporate Name</b> |                          | <b>Rental Value</b>                               |                          | <b>Excluded in Lease</b> |
| <b>Area</b>           | 19.32 sqm                | <b>Lease Renew. Option</b>                        | Yes (2 years)            | Internet, Cable/TV       |
| <b>Lease</b>          | 2025-12-01 to 2026-12-01 | <b>Block Sale</b>                                 |                          |                          |
| <b>Franchise</b>      |                          | <b>In Operation Since Franchise Renew. option</b> |                          |                          |
|                       | <b>Type</b><br>Office    |                                                   | <b>Area</b><br>19.32 sqm | <b>Hauteur libre</b>     |

  

|                                     |                 |                                    |                                                |
|-------------------------------------|-----------------|------------------------------------|------------------------------------------------|
| <b>Features</b>                     |                 |                                    |                                                |
| <b>Sewage System</b>                | Municipality    | <b>Property/Unit Amenity</b>       | Central air conditioning, Signs allowed        |
| <b>Water Supply</b>                 | Municipality    | <b>Loading Platform</b>            |                                                |
| <b>Foundation</b>                   | Poured concrete | <b>Rented Equip. (monthly)</b>     |                                                |
| <b>Roofing</b>                      |                 | <b>Cadastre - Parkg (incl. pri</b> |                                                |
| <b>Siding</b>                       | Brick           | <b>Cadastre - Parkg (excl. pri</b> |                                                |
| <b>Dividing Floor</b>               |                 | <b>Parkg (total)</b>               |                                                |
| <b>Windows</b>                      | Aluminum        | <b>Driveway</b>                    |                                                |
| <b>Energy/Heating</b>               | Electricity     | <b>Lot</b>                         |                                                |
| <b>Heating System</b>               |                 | <b>Distinctive Features</b>        |                                                |
| <b>Basement</b>                     |                 | <b>Proximity</b>                   | Commuter train, Highway, Public transportation |
| <b>Renovations</b>                  |                 | <b>Environmental Study</b>         |                                                |
| <b>Water (access)</b>               |                 | <b>Garage</b>                      |                                                |
| <b>Mobility impaired accessible</b> |                 |                                    |                                                |

  

|                                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------|
| <b>Inclusions</b>                                                                                                                       |
| Heating, Taxes, Water Tax, Electricity, Air Conditioning, Hot Water, Snow Removal, Lawn, access to common areas (including the kitchen) |

  

|                                                      |
|------------------------------------------------------|
| <b>Exclusions</b>                                    |
| Internet, Cable/TV, GST/QST and liability insurance. |

  

|                                                                                                                                                                                                                                   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Remarks</b>                                                                                                                                                                                                                    |
| A pristine 208-square-foot office, Ideal for healthcare or school professionals, In the heart of Vaudreuil, just minutes from the future hospital currently under construction. Option to rent the entire floor (to be discussed) |

  

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Addendum</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| A pristine 208-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. |

  

|                                                                                                       |    |
|-------------------------------------------------------------------------------------------------------|----|
| <b>Seller's Declaration</b>                                                                           | No |
| In compliance with environmental protection laws, The deeds are in the seller's possession since 2025 |    |

  

|                                                                   |
|-------------------------------------------------------------------|
| <b>Source</b>                                                     |
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