

6675 Rue St-Urbain #302 Montréal (Rosemont/La Petite-Patrie) (Montréal)

Reference: 24043507



\$ 2,600 per Month

2 Bedrooms 1 Bathroom 775 ft²



Marie Sarah Deschênes
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Informations non contractuelles

BARNES Québec
1472 Sherbrooke Ouest
Montréal, QC H3G 1L3



+1 514.933.3235
quebec@barnes-international.com

Bedrooms : 2

Bathrooms : 1

Rooms : 5

Property area : 775 ft²

Construction : 2011

Floor : 3

Floors : 3

LITTLE ITALY and a top-floor unit!! Facing the Mila and Behaviour Interactive studios, this bright 2-bedroom apartment features a private balcony and a shared rooftop terrace. Live to the rhythm of a vibrant neighborhood: artisanal gelatos, Pizzeria Bouquet, San Gennaro, Bottega, and Lucca bakery right at your doorstep. Just steps from Little Italy Park, its basketball courts, and the area's unique energy. An urban, foodie, and hyper-connected lifestyle. When are we visiting?

Little Italy and a top-floor unit!! Facing the Mila and Behaviour Interactive studios (creative district!!), this bright 2-bedroom apartment offers a private balcony and access to a magnificent shared rooftop terrace. Live to the rhythm of a vibrant and foodie neighborhood: artisanal gelatos, Italian cafés, Pizzeria Bouquet, San Gennaro, Bottega, and Lucca bakery right at your doorstep. Just steps from Little Italy Park, its basketball courts, and the area's unique energy. An urban, trendy, and hyper-connected lifestyle. When are we visiting?

Rental Conditions for Any Promise to Lease

Any Promise to Lease submitted must include and comply with all of the following conditions:

Credit Check: The prospective lessee shall undergo a credit check to the full satisfaction of the LESSOR. If a credit check is not feasible, the LESSEE agrees to provide proof of funds covering three (3) months of rent.

Proof of Income: The LESSEE agrees to provide an employment letter or a copy of the employment contract specifying their position and income.

OACIQ Consent: The OACIQ CVHP form must be completed in the name of the LESSEE and BARNES-QUÉBEC INC.

First Month's Rent: The LESSEE agrees to pay the first (1st) month's rent upon signing the lease.

Tenant Insurance: The LESSEE must provide the LESSOR with proof of home and \$2,000,000 civil liability insurance prior to occupancy.

Walkthrough Inspection: A walkthrough inspection of the premises will be conducted upon occupancy in the presence of a representative of the LESSOR and the LESSEE. A similar walkthrough inspection will be conducted at the end of the lease.

Non-Smoking Environment: The unit is strictly non-smoking (tobacco, cannabis, and vaping). Cultivation of marijuana and/or cannabis is strictly prohibited.

Pets: Pets are not permitted without the prior written consent of the LESSOR.

Subleasing: Short-term

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subleasing such as Airbnb or any other similar platform is strictly prohibited. Building Rules: The LESSEE agrees to comply with all building rules and regulations. Utilities and Services: Electricity, telephone, and cable/internet expenses are the sole responsibility of the LESSEE. Moving Fees: The LESSEE shall assume all costs associated with moving in and out.

Included : Appliances: refrigerator, stove, microwave, dishwasher, stackable washer and dryer; hanging light fixtures (kitchen, dining room, bedrooms); dining table and 6 chairs; single bed with mattress (bedroom); red bookcase (bedroom); BBQ.

Excluded : Owner's personal belongings and home staging items.



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