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Centris® No. 20920016 (Active)



\$785,000

2780 Av. Jeanne-d'Arc
Mercier/Hochelaga-Maisonneuve (Montréal)
H1W 3W3

Region Montréal
Neighbourhood Hochelaga-Maisonneuve
Near
Body of Water

Property Type	Quadruplex	Year Built	1958
Property Use	Residential only	Lot Assessment	
Building Type	Attached	Building Assessment	\$454,000
Total Number of Floors		Total Assessment	\$454,000 (2017)
Building Size	25 X 40 m	Expected Delivery Date	
Living Area		Reposess./Judicial auth.	No
Building Area		Trade possible	
Lot Size	25 X 68 m	Certificate of Location	No
Lot Area	157.94 sqm	File Number	
Cadastre	0617428	Occupancy	According to the leases
Zoning	Residential	Deed of Sale Signature	90 days PP Accepted

Monthly Revenues (residential) - 4 unit(s)

Apt. No.	1B	End of Lease	2019-06-30	Included in Lease
No. of Rooms	5	Monthly Rent	\$950	
No. of Bedrooms	3	Rental Value		Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)		No. of Parking Spaces		

Apt. No.	1	End of Lease	2019-06-30	Included in Lease
No. of Rooms	5	Monthly Rent	\$1,220	
No. of Bedrooms	3	Rental Value		Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)		No. of Parking Spaces		

Apt. No.	2	End of Lease	2019-06-30	Included in Lease
No. of Rooms	5	Monthly Rent	\$980	
No. of Bedrooms	3	Rental Value		Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)		No. of Parking Spaces		

Apt. No.	3	End of Lease	2019-06-30	Included in Lease
No. of Rooms	5	Monthly Rent	\$1,200	
No. of Bedrooms	3	Rental Value		Excluded in Lease

No. Bath/PR	1+0	Features
Washer/Dryer (inst.)		No. of Parking Spaces
Annual Potential Gross Revenue		\$52,200 (2017-12-04)

Features		
Sewage System	Municipality	Loading Platform
Water Supply	Municipality	Rented Equip. (monthly)
Foundation		Renovations
Roofing		Pool
Siding		Parking
Dividing Floor		Driveway
Windows		Garage
Window Type		Carport
Energy/Heating		Lot
Heating System		Topography
Floor Covering		Distinctive Features
Basement		Water (access)
Bathroom		View
Washer/Dryer (installation)		Proximity
Fireplace-Stove		Environmental Study
Kitchen Cabinets		Energy efficiency
Equipment/Services		Occupancy

Inclusions

Exclusions

Addendum
<p>Ideally located, easy access by public transport. Same owner for 23 years. The 4 apartments are renovated. The roof, stairs, balconies and almost all the windows are recently changed (under 10 years old). Heating and electricity expenses are the responsibility of the tenant.</p> <p>The seller reserves the right to modify the selling prices at any time and to accept or refuse to sell his property.</p> <p>On a quiet street, 1 minute from metro Pie-IX and bus. Close to several activity centers on foot (about 3 minutes): Botanical Garden, Cineplex, Olympic Stadium, Maisonneuve Park, Maisonneuve Market etc. Several schools nearby as well as all services.</p>

Sale without legal warranty of quality, at the buyer's risk and peril
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Seller's Declaration	Yes SD-96842
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Source	Notice of disclosure	Yes
IMMO PRESTIGE INTERNATIONAL INC., Real Estate Agency (Interest: Direct)		

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.
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Financial Summary

2780 Av. Jeanne-d'Arc Mercier/Hochelaga-Maisonneuve (Montréal) H1W 3W3

Potential Gross Revenue (2018-08-10)			
Residential	\$52,200	Residential	
Commercial		Type	Number
Parking/Garages		5 ½	4
Other		Total	4
Total	\$52,200	Commercial	
Vacancy Rate and Bad Debt		Type	Number
Residential		Others	
Commercial		Type	Number
Parking/Garages			
Other			
Total			
Effective Gross Revenue	\$52,200		
Operating Expenses			
Municipal Taxes (2018)	\$4,161		
School Taxes (2018)	\$792		
Infrastructure Taxes			
Business Taxes			
Water Taxes			
Energy - Electricity			
Energy - Heating oil			
Energy - Gas			
Elevator(s)			
Insurance	\$2,461		
Cable (TV)			
Superintendent			
Sanitary Container			
Snow Removal			
Maintenance			
Equipment (Rental)			
Common Expenses			
Management/Administration			
Garbage			
Lawn			
Advertising			
Security			
Recovery of expenses			
Total	\$7,414		
Net Operating Revenue	\$44,786		



Frontage



Living room



Balcony



Bedroom



Living room



Bathroom



Kitchen



Bathroom



Bathroom



Staircase



Other



Other