

101 - 103 DU PARC SAINT-POLYCARPE

2 UNITS

PMML

FOR SALE



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BUILDING TYPE

Detached

BUILDING CATEGORY

2 Units

PROPERTY DESCRIPTION

A rare duplex located at 101-103 Rue du Parc in Saint-Polycarpe, built and meticulously maintained by the owner-occupant. It comprises two spacious 5½-room units, one of which is occupied by the owner and the other is rented for \$1,200/month. Each unit has its own garage, parking spaces, and a yard. According to the seller, one of the units features a basement kitchen with a separate entrance, offering potential for an additional dwelling—subject to verification with the city.

HIGHLIGHTS

- ✓ Rare duplex built by the owner-occupant
- ✓ 5% CMHC down payment available for first-time owner-occupants (5% up to \$500K, 10% on the balance)
- ✓ Two spacious 5 ½ units
- ✓ Current income of \$1,600/month for unit 101
- ✓ Garage, yard and parking for each unit
- ✓ Full basement kitchen with separate entrance
- ✓ Potential additional basement unit to be verified with the City.

ASKING PRICE :
\$640,000

ADDITIONAL INFORMATION

The property is sold without any legal warranty of quality, at the buyer's own risk.

According to the seller, one of the units includes a full kitchen in the basement and a separate entrance that could be converted into a guest suite; the buyer must verify this with the City.

See the seller's statement for details regarding the certificate of location, basement, moisture, and drainage.

Responsibility for appliances

Tenant

Number of units

2



Number of Parking Spaces

10 spaces

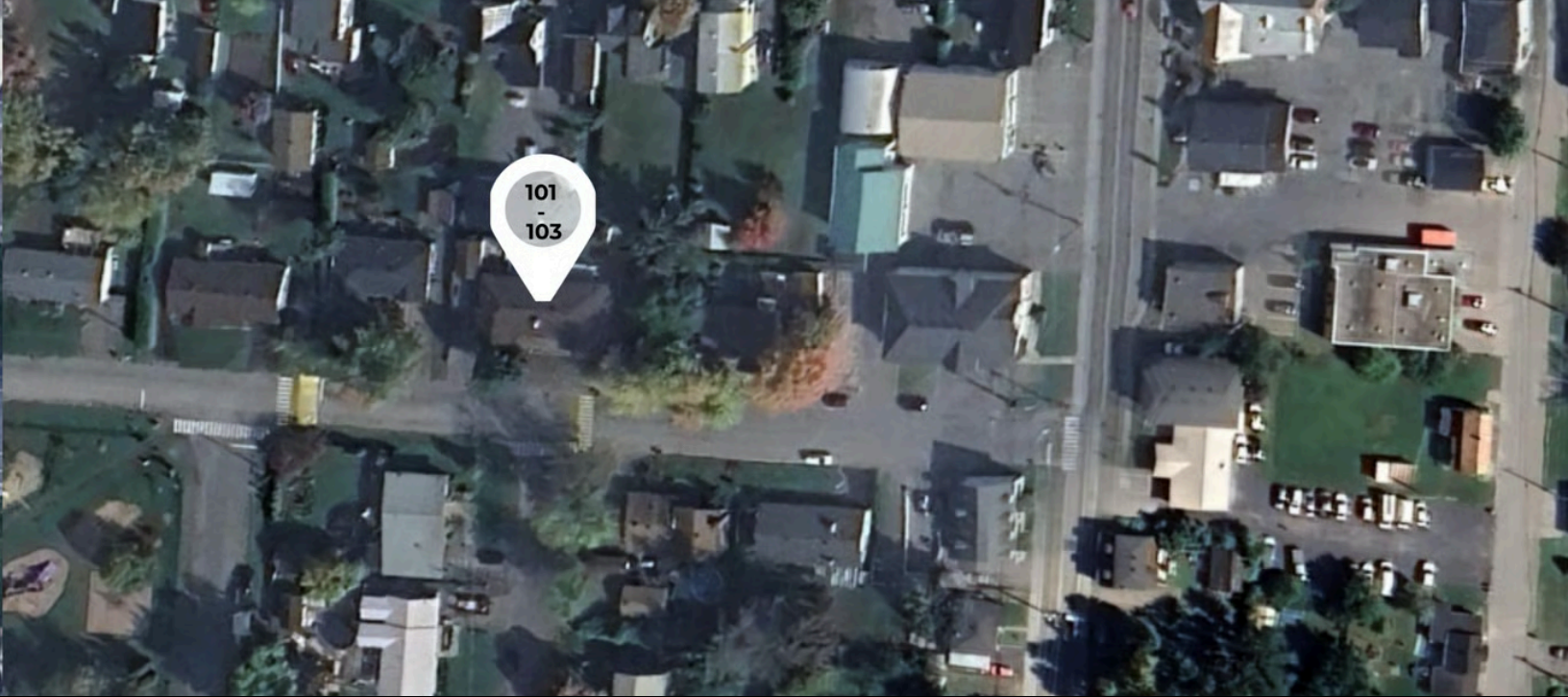
Hot Water System

Independent tanks

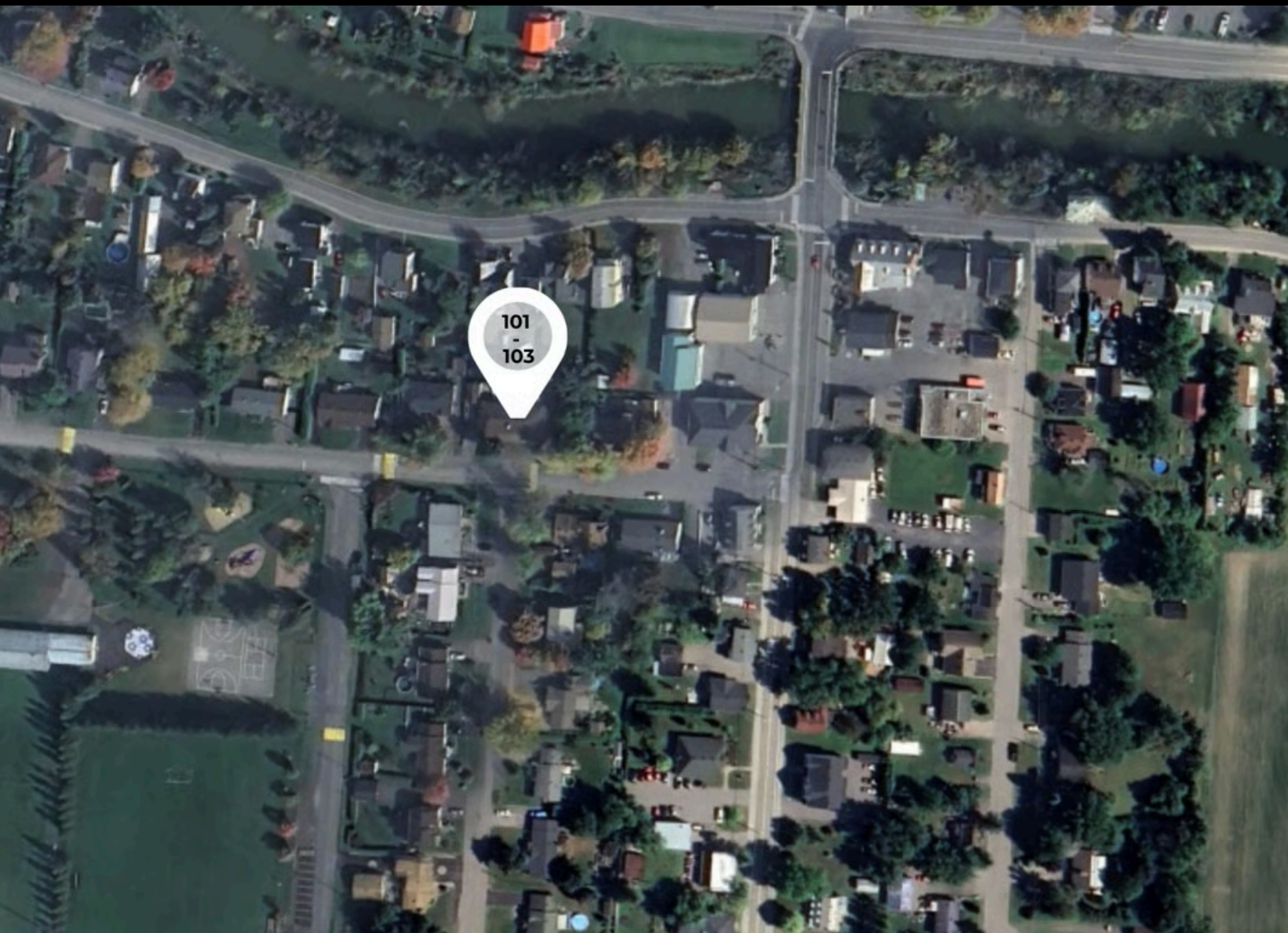


Heating System

hot water, electricity



101 - 103 du Parc, Saint-Polycarpe



BUILDING DESCRIPTION

General Information

Cadastral number 3 765 015 et 5 376 614

Total Municipal Assessment

Total Municipal Assessment 552 800 \$

Municipal Land Assessment 91 800 \$

Municipal Building Assessment 461 000 \$

Construction

Number of Storeys 1

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1972

Features

Plumbing To be verified

Condition of Roof asphalt shingles

Condition of Doors Good condition

Condition of Balconies Good condition

Condition of Windows PVC / sliding window, casement window

Condition of Kitchens Good condition

Electrical Panels circuit breakers

Exterior Siding Brick

Condition of Bathrooms Good condition

Floor Covering ceramic, wood, linoleum

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room N/A

Washer/Dryer Inlet Yes, in each unit

Appliance Responsibility Tenant

Heating Responsibility Tenant

Hot Water Responsibility Tenant

N/A

Parking

Type of Parking Exterior, Garage

Number of Parking Spaces 10 spaces

Area

Land Surface Area 9 198 p.c.



FEATURES

Fenced

Yes

Condition of Doors

Good condition

Intercom and Doorbell

Yes, intercom

Condition of Windows

PVC / sliding window, casement window

Exterior Siding

Brick

Floor Covering

ceramic, wood, linoleum

Plumbing

To be verified

Condition of Balconies

Good condition

Heating System

hot water, electricity

Condition of Kitchens

Good condition

Condition of Bathrooms

Good condition

Condition of Roof

asphalt shingles

Concierge Agreement

N/A

Hot Water System

Independent tanks

Electrical Panels

circuit breakers

Environmental Report

N/A

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$33,600	100 %	\$1,400
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Other Revenues			
Total Revenues	\$33,600		\$1,400
Vac. / Bad debt			
EGR	\$33,600		\$1,400

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Municipal Taxes	Current	\$4,953	14.7 %	\$2,477
School Taxes	Current	\$358	1.1 %	\$179
Insurance	Current	\$1,366	4.1 %	\$683
Electricity	Current	\$3,072	9.1 %	\$1,536
Heating				
Snow Removal				
Lawn				
Total Expenses		\$9,749	29.0 %	\$4,875
Net Revenue		\$23,851		\$11,926











