

1050 - 1054 PRATT OUTREMONT

3 UNITS

PMML

FOR SALE



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BUILDING TYPE

Attached

BUILDING CATEGORY

3 Units

PROPERTY DESCRIPTION

Exceptional triplex featuring three spacious 4½ units, including one currently vacant, an excellent opportunity for an owner-occupant or investor. The units have been carefully renovated and offer bright, modern, and well-designed living spaces, ensuring strong rental potential and high appeal to tenants. The property also includes a garage and storage space, valuable and sought-after features in this area. Ideally located in the heart of Montreal, just minutes from Mount Royal, and close to schools, universities, hospitals, and several parks, in a vibrant and highly desirable neighborhood.

HIGHLIGHTS

- ✓ Nearby schools include Collège Jean-de-Brébeuf, Collège Stanislas, Polytechnique Montréal, and Université de Montréal – Pavillon Marguerite-d'Youville, among others;
- ✓ Hospitals close by include St. Mary's Hospital Center and CHU Sainte-Justine;
- ✓ Surrounded by parks such as Pratt Park, Lavigne Park, Beaubien Park in Outremont, and many others.

ASKING PRICE :
\$1,255,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Interior aesthetic updates and windows redone.

ADDITIONAL INFORMATION

Appliances owned by the seller and included in the leases: refrigerator, stove, washer, and dryer;

Garage used by the tenant of unit 1054;

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

Responsibility for appliances

Tenants



Number of units

3

Number of Parking Spaces

3

Hot Water System

Independent tanks

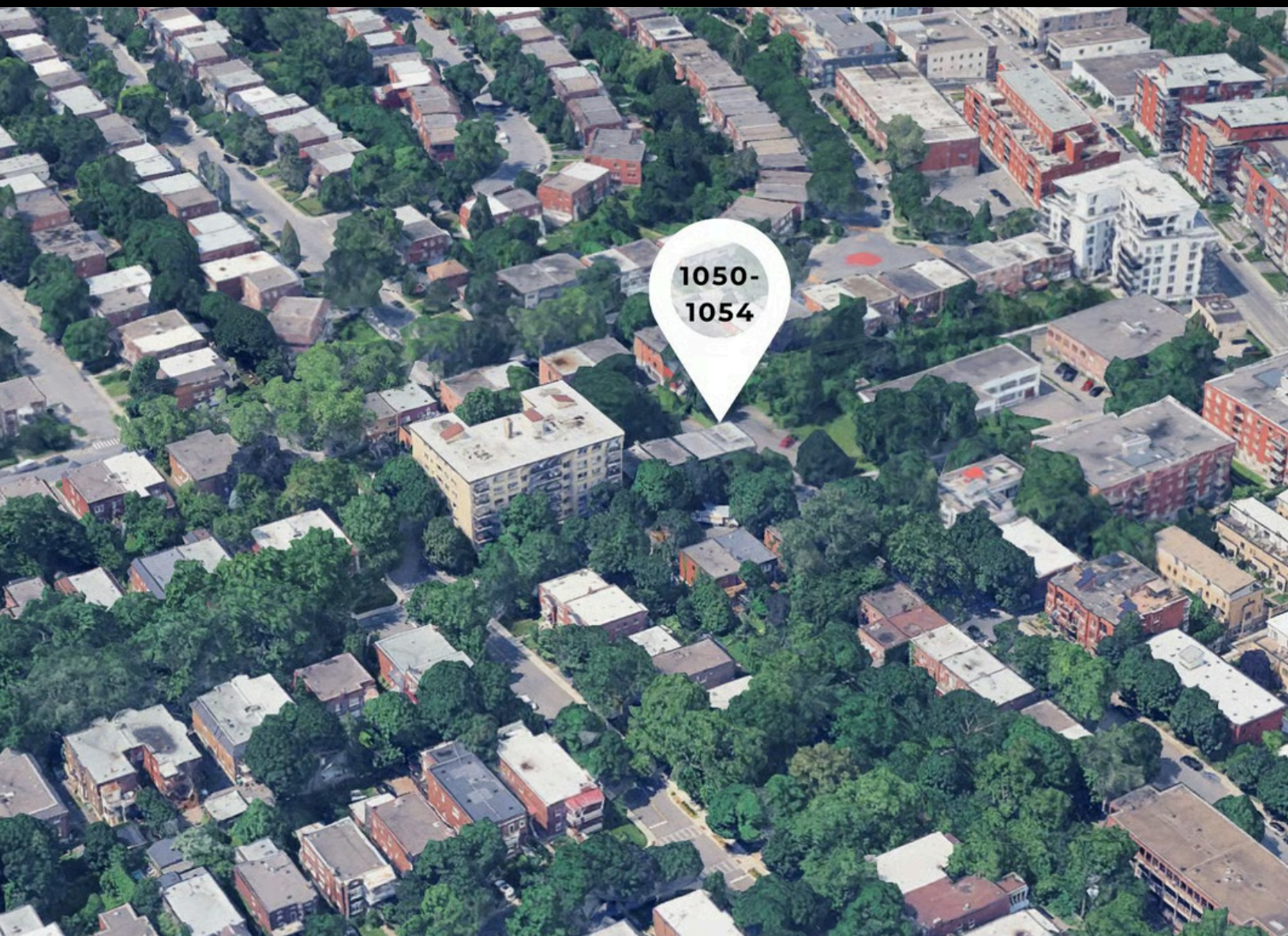


Heating System

Central furnace.



1050 - 1054 Pratt, Outremont



BUILDING DESCRIPTION

General Information

Cadastral number 1 353 012

Total Municipal Assessment

Total Municipal Assessment 1 329 600 \$

Municipal Land Assessment 612 000 \$

Municipal Building Assessment 717 600 \$

Construction

Number of Storeys 3

Type of Building Attached

Type of Construction Brick and wood

Year of Construction 1957

Features

Plumbing To be verified

Condition of Roof Roof redone in 2015 | good condition | gravel.

Condition of Doors Good condition | 2018

Condition of Balconies Steel and fiberglass

Condition of Windows Good condition | 2018

Condition of Kitchens Good condition

Electrical Panels Breakers

Exterior Siding Brick

Condition of Bathrooms Good condition

Floor Covering Ceramic tile and hardwood flooring.

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room Yes

Number of Rooms 13.5

Number of Units 3 x 4.5

Washer/Dryer Inlet Washer and dryer located in a basement laundry room for all tenants.

Appliance Responsibility Tenants

Heating Responsibility Owner

Hot Water Responsibility Tenants

Parking

Type of Parking 2 exterior parking + 1 garage

Number of Parking Spaces 3

Area

Land Surface Area 2,745 sq.ft.



FEATURES

Fenced

Yes, backyard.

Condition of Roof

Roof redone in 2015 | good condition | gravel.

Concierge Agreement

No

Hot Water System

Independent tanks

Electrical Panels

Breakers

Environmental Report

N/A

Internet and Telecom

Yes

Condition of Doors

Good condition | 2018

Intercom and Doorbell

Bell

Condition of Windows

Good condition | 2018

Exterior Siding

Brick

Floor Covering

Ceramic tile and hardwood flooring.

Plumbing

To be verified

Condition of Balconies

Steel and fiberglass

Heating System

Central furnace.

Condition of Kitchens

Good condition

Condition of Bathrooms

Good condition

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$65,064	100 %	\$1,807
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$65,064		\$1,807
Vac. / Bad debt			
EGR	\$65,064		\$1,807

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Municipal Taxes	Current	\$8,107	12.5 %	\$2,702
School Taxes	Current	\$1,035	1.6 %	\$345
Insurance	Current	\$5,171	7.9 %	\$1,724
Electricity	Current	\$3,303	5.1 %	\$1,101
Heating				
Snow Removal	Current			
Lawn				
CHMC: Other Costs	Normalised	\$651	1 %	\$217
Entretien Terrain	Current	\$1,205	1.9 %	\$402
Location Équipement	Current	\$152	0.2 %	\$51
Total Expenses		\$19,624	30.2 %	\$6,541
Net Revenue		\$45,440		\$15,147

