

13 LAROSE GATINEAU

2 UNITS

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

2 Units

PROPERTY DESCRIPTION

MUST SEE! This is a gorgeous duplex including a large 3 bedroom apartment on the second floor and the main floor is a huge 3 bedroom apartment including a finished basement. 5 parking spaces and a big backyard with a shed. Located steps away from the Hull hospital and parc Laurent-Groulx, Call us right away!

HIGHLIGHTS

- ✓ A few steps away from the Hull Hospital
- ✓ A few steps away from Laurent-Groulx park
- ✓ Big units with updated kitchen and bathrooms

ASKING PRICE :
\$539,900

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

The two kitchens (including flooring) and the bathroom on the ground floor

ADDITIONAL INFORMATION

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

Responsibility for appliances

Tenants

Number of units

2



Number of Parking Spaces

5

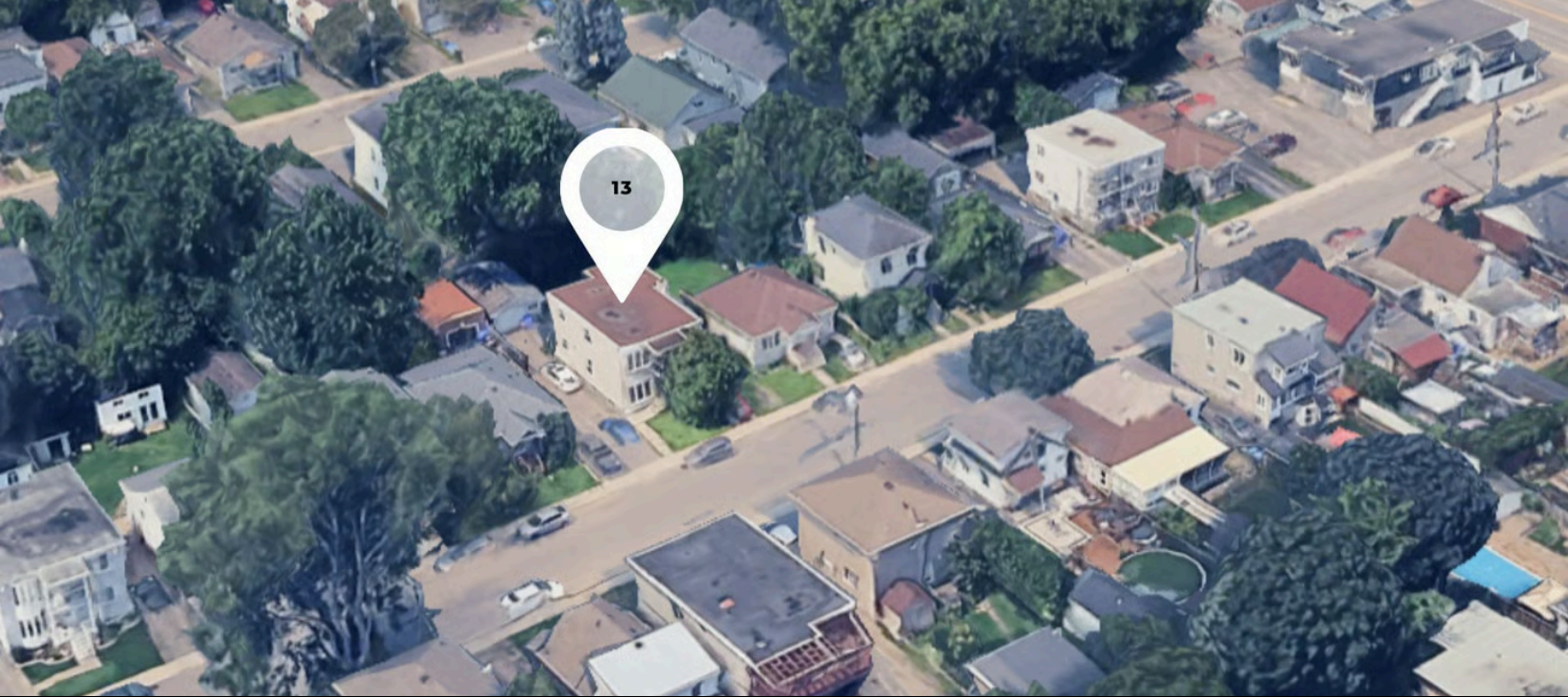
Hot Water System

Leased hot water tanks

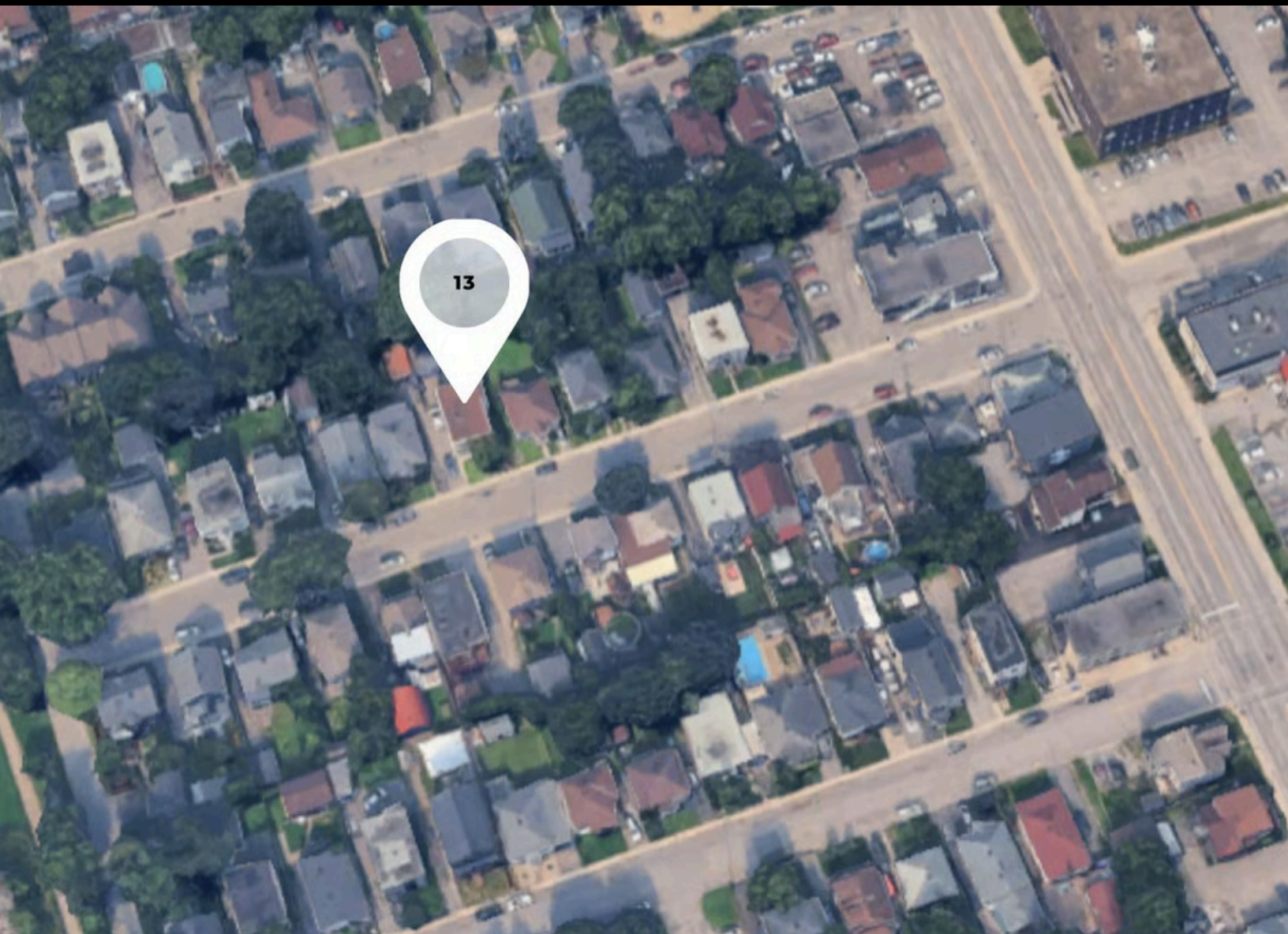


Heating System

Air blown (pulsed) and electric baseboard heaters; 2 thermopumps



13 Larose, Gatineau



BUILDING DESCRIPTION

General Information

Cadastral number 1 085 753

Total Municipal Assessment

Total Municipal Assessment 301 200 \$

Municipal Land Assessment 360 100 \$

Municipal Building Assessment 551 300 \$

Construction

Number of Storeys 2

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1949

Features

Plumbing To be verified

Condition of Roof Elastomeric membrane

Condition of Doors Good condiiton

Condition of Balconies Good condiiton

Condition of Windows PVC; guillotine and crank handle (swing)

Condition of Kitchens Excellent condition

Electrical Panels Circuit breakers

Exterior Siding Vinyl

Condition of Bathrooms Excellent condition

Floor Covering Floating floor, ceramic, and carpet

Electromechanical System

Fire System N/A

Building type

Laundry Room N/A

Number of Rooms 10

Number of Units 2 x 5.5

Washer/Dryer Inlet Yes, in each unit

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

Parking

Type of Parking Exterior and detached garage

Number of Parking Spaces 5

Area

Land Surface Area 3 999 sf



FEATURES

Plumbing

To be verified

Condition of Balconies

Good condition

Heating System

Air blown (pulsed) and electric baseboard heaters; 2 thermopumps

Condition of Kitchens

Excellent condition

Condition of Bathrooms

Excellent condition

Condition of Roof

Elastomeric membrane

Concierge Agreement

N/A

Hot Water System

Leased hot water tanks

Electrical Panels

Circuit breakers

Environmental Report

N/A

Condition of Doors

Good condition

Intercom and Doorbell

Standard doorbell

Condition of Windows

PVC; guillotine and crank handle (swing)

Exterior Siding

Vinyl

Floor Covering

Floating floor, ceramic, and carpet

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$35,520	100 %	\$1,480
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$35,520		\$1,480
Vac. / Bad debt			
EGR	\$35,520		\$1,480

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Municipal Taxes	Current	\$4,519	12.7 %	\$2,260
School Taxes	Current	\$373	1.1 %	\$187
Insurance	Current	\$1,843	5.2 %	\$922
Electricity				
Heating				
Snow Removal	Current	\$661	1.9 %	\$331
Lawn	Current	\$475	1.3 %	\$238
Hot Water Tank Rental	Current	\$759	2.1 %	\$380
Total Expenses		\$8,630	24.3 %	\$4,315
Net Revenue		\$26,890		\$13,445

