FOR SALE

PMML

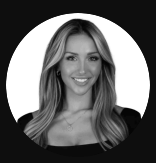
147 - 149A DES PRAIRIES | PONT-VIAU

3 UNITS





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Produced on: October 15, 2026

BUILDING TYPE

Detached

BUILDING CATEGORY

3 Units

PROPERTY DESCRIPTION

Triplex situated along the Rivière des Prairies in the sought-after Pont-Viau neighborhood of Laval. Comprising one 7½-room unit and two 3½-room units, this brick building has undergone several renovations, including the complete overhaul of one unit—with updated plumbing and electrical systems—and the modernization of the other two. It sits on a 5,760 sq. ft. lot featuring a detached garage at the rear. Ideally located near parks, amenities, public transit, and the Viau Bridge. Perfect for an investor or an owner-occupant!

HIGHLIGHTS

- Quick access to Montreal via the Viau bridge, less than 5km from Centropolis, Place Bell, etc.
- Proximity to Cartier metro and De la Concorde station.
- Prime location facing the Rivière des Prairies, near Bernard-Landry park, schools, and sports facilities.
- Easy access to major roadways, including the A-15 and De la Concorde boulevard.

ASKING PRICE :

$1,169,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

#147 - Modernization of kitchen countertops, bathroom, and flooring (including electrical and plumbing work) and basement

#149 - Modernization of kitchen countertops, bathroom, and flooring; plumbing system upgrade

#149A - Complete renovation including kitchen cabinets, bathroom, flooring, and plumbing

Replacement of exterior doors.

Masonry repair work.

Balcony refurbishment and exterior painting.

Installation of heat pumps.

ADDITIONAL INFORMATION

Sale without legal warranty of quality, at the BUYER's risk and peril.

The triplex offers good rental income.

Some servitudes and encroachments in the certificate of location.

Responsibility for appliances
Tenants/ Landlord (4 in unit #149)

Number of units
3



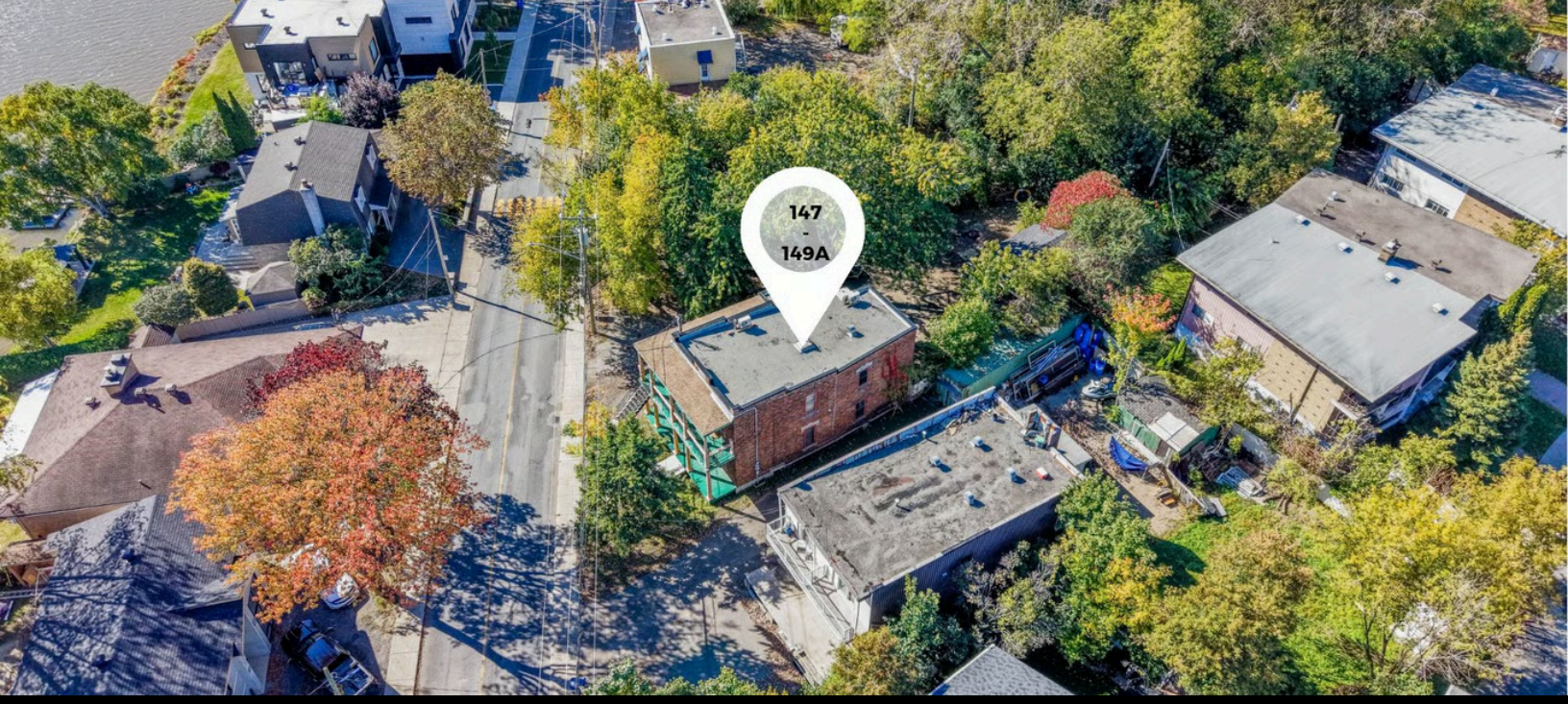
Number of Parking Spaces
Outdoor spaces + 1 detached garage

Hot Water System
Independent tanks





Heating System
Electric baseboards, heat pumps



147 - 149A des Prairies, Pont-Viau



BUILDING DESCRIPTION

General Information

Cadastral number	1 406 182

Total Municipal Assessment

Total Municipal Assessment	618 100 $
Municipal Land Assessment	211 700 $
Municipal Building Assessment	406 400 $

Construction

Number of Storeys	2
Type of Building	Detached
Type of Construction	Wood frame, poured concrete foundations
Year of Construction	1940

Electromechanical System

Fire System	Smoke detectors

Building type

Laundry Room	N/A
Number of Rooms	13
Number of Units	1 x 7.5 + 2 x 3.5
Washer/Dryer Inlet	Yes, in each unit
Appliance Responsibility	Tenants/ Landlord (4 in unit #149)
Heating Responsibility	Tenants
Hot Water Responsibility	Tenants

Parking

Type of Parking	Outdoor asphalt + detached garage
Number of Parking Spaces	Outdoor spaces + 1 detached garage

Area

Land Surface Area	5,760 sq. ft.





FEATURES

Fenced

N/A

Condition of Roof

Tar and gravel

Concierge Agreement

No

Hot Water System

Independent tanks

Electrical Panels

Circuit breakers

Condition of Bathrooms

Renovated

Internet and Telecom

N/A

Condition of Doors

Good condition, some new

Intercom and Doorbell

Independent entrances

Condition of Windows

Good condition

Exterior Siding

Brick

Environmental Report

N/A

Plumbing

Copper / ABS / PEX

Condition of Balconies

Wood

Heating System

Electric baseboards, heat pumps

Condition of Kitchens

Renovated and in good condition, new counters

Distance from fire station and hydrant

Nearby

Floor Covering

Vinyl

REVENUE

	yearly	% / GR	RPU (m)
Residential	$61,668	100 %	$1,713
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	**$61,668**		**$1,713**
Vac. / Bad debt			
EGR	**$61,668**		**$1,713**

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Municipal Taxes	Current	$4,789	7.8 %	$1,596
School Taxes	Current	$426	0.7 %	$142
Insurance	Current	$2,675	4.3 %	$892
Electricity				
Heating				
Snow Removal				
Lawn				
Total Expenses		**$7,890**	**12.8 %**	**$2,630**
Net Revenue		**$53,778**		**$17,926**











