

**231-231A GAGNON
BOIS-DES-FILION**

2 UNITS

PMML

FOR SALE



**Stanley Désormeaux-
Pierre**

First VP
Real Estate Broker | PMML
Partner

📞 514-700-7542

✉️ stanley.pierre@pmml.ca

PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

2 Units

PROPERTY DESCRIPTION

In Bois-des-Filion, this approximately 5,099 sq. ft. lot offers several possibilities: retain the existing detached duplex with its two vacant 4½ units, allowing for possible double occupancy, or consider the construction of a new single-family home, duplex, or triplex. A feasibility study for a triplex project is available. The buyer shall verify the feasibility of their project with the appropriate authorities.

HIGHLIGHTS

- ✓ Possibility of a new single-family home, duplex or triplex, subject to buyer verification and municipal approval.
- ✓ Architectural feasibility study available for a triplex with 3 units and mezzanine.
- ✓ Plans provided for reference purposes only.
- ✓ Existing duplex with two vacant 4½ units may be retained.
- ✓ Approximately 5,099 sq. ft. lot.
- ✓ Strategic location near Highways 640 and 19.

ASKING PRICE :
\$479,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

None

ADDITIONAL INFORMATION

This sale is made without legal warranty of quality, at the BUYER's own risk and peril.

Responsibility for appliances

Vacant building

Number of units

2



Number of Parking Spaces

2

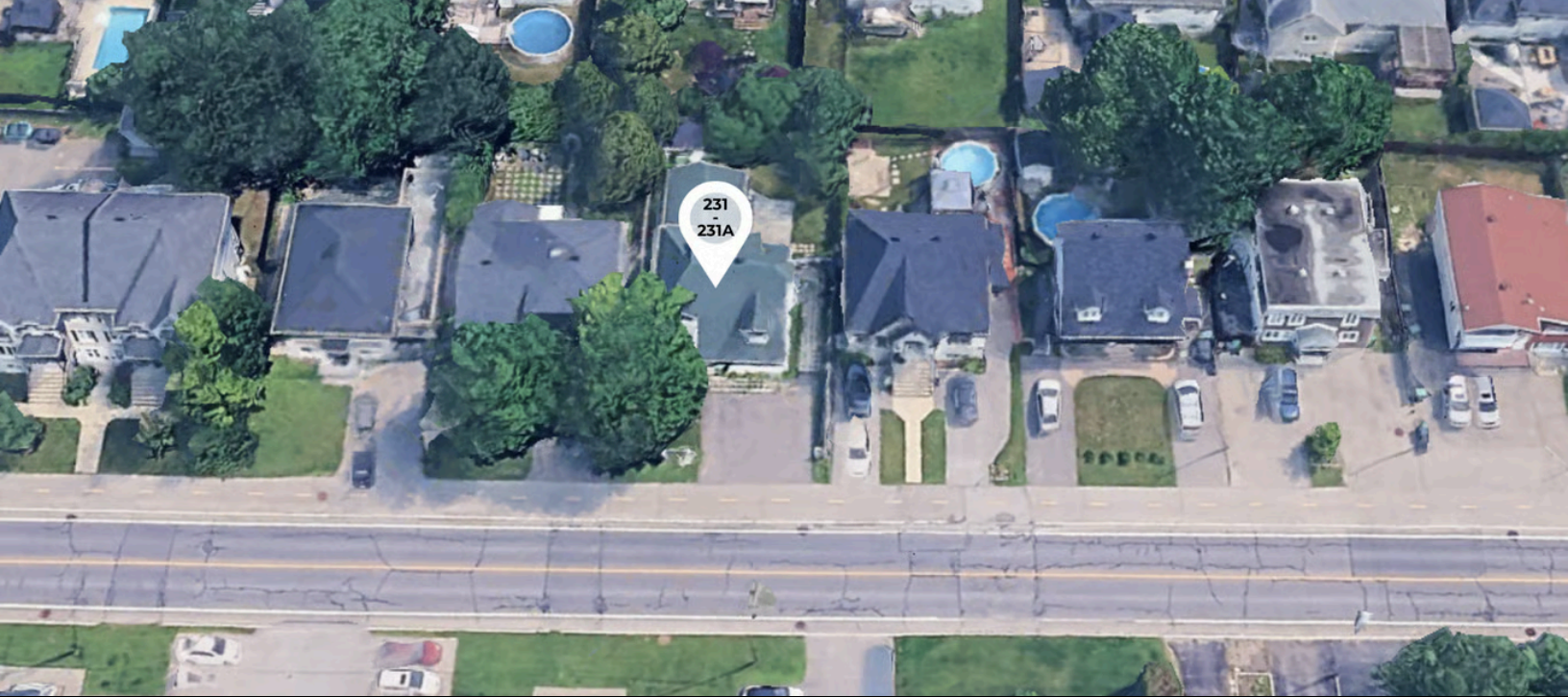
Hot Water System

Independent tanks

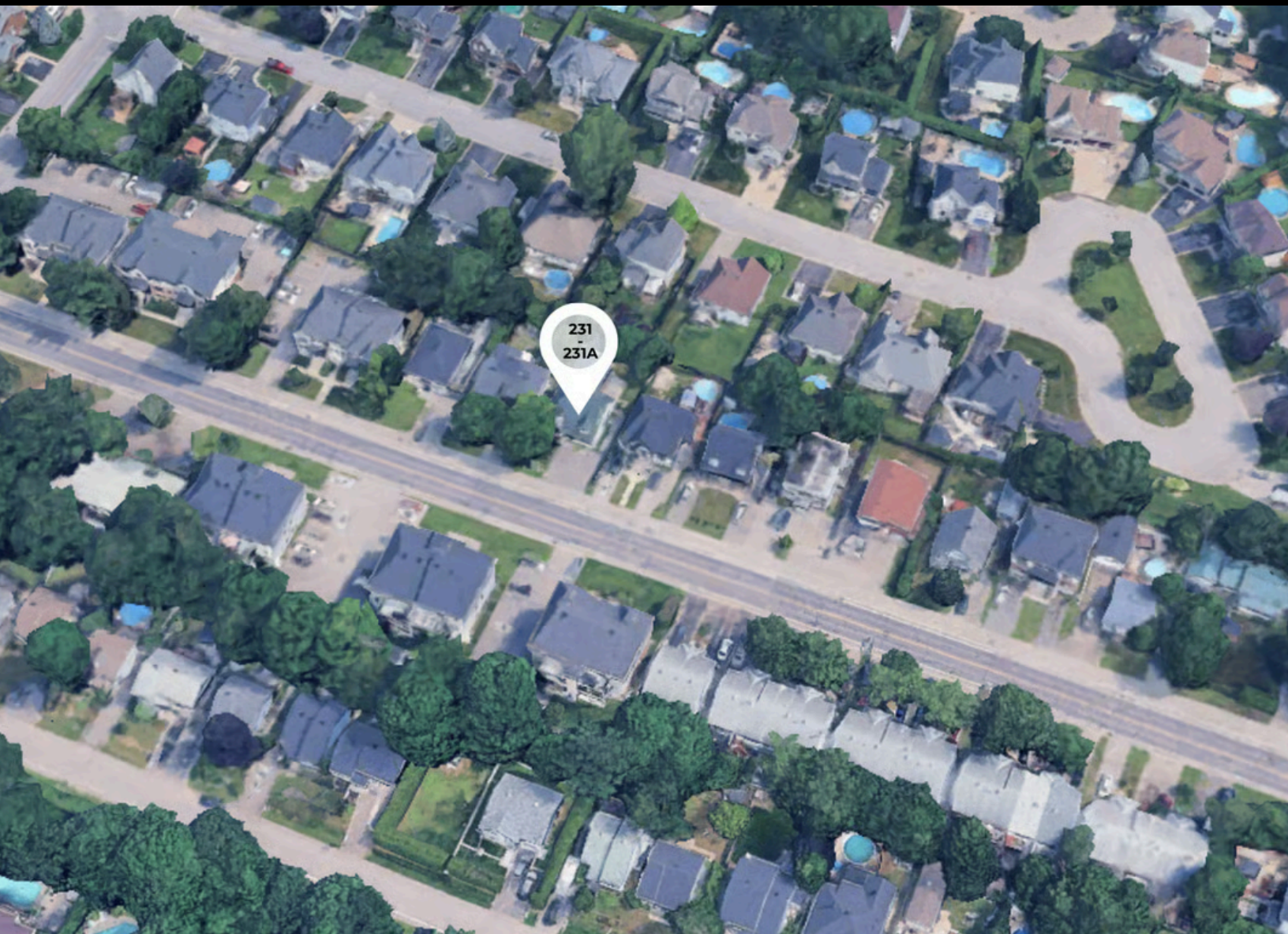


Heating System

Electric baseboards



231-231A Gagnon, Bois-des-Filion



BUILDING DESCRIPTION

General Information

Cadastral number	1953544
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Total Municipal Assessment

Total Municipal Assessment	435 300 \$
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Municipal Land Assessment	217 500 \$
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Municipal Building Assessment	217 800 \$
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Construction

Number of Storeys	2
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Type of Building	Detached
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Type of Construction	Brick and wood
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Year of Construction	1972
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Electromechanical System

Fire System	Smoke detectors
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Building type

Laundry Room	N/A
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Number of Rooms	8
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Number of Units	2 x 4.5
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Washer/Dryer Inlet	Yes, in each unit
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Appliance Responsibility	Vacant building
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Heating Responsibility	Tenants
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Hot Water Responsibility	Tenants
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Parking

Type of Parking	Outdoor
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Number of Parking Spaces	2
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Area

Land Surface Area	5 099 pi²
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FEATURES

Fenced

Yes

Condition of Roof

Asphalt shingles

Concierge Agreement

N/A

Hot Water System

Independent tanks

Electrical Panels

Circuit breakers

Environmental Report

N/A

Internet and Telecom

Yes

Condition of Doors

Good condition

Intercom and Doorbell

Yes

Condition of Windows

Good condition

Exterior Siding

Canexel / Vinyl

Floor Covering

Wood, vinyl and ceramic

Plumbing

Copper and plastic (PVC/PEX)

Condition of Balconies

Good condition

Heating System

Electric baseboards

Condition of Kitchens

To be verified

Condition of Bathrooms

To be verified

