

2564 - 2566 DANDURAND ROSEMONT

2 UNITS

PMML

FOR SALE



Atdhe Veliu

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Real Estate Broker

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PMML.CA



BUILDING TYPE

Semi-detached

BUILDING CATEGORY

2 Units

PROPERTY DESCRIPTION

Attractively priced.

Two spacious 4 ½ units (960 \$/month and 1,060\$/month) and a basement unit leased for 700 \$/month.

A large, peaceful backyard and a spacious garage used and accessed by the basement tenant.

Ideally located in the heart of Rosemont-La Petite-Patrie,

HIGHLIGHTS

- ✓ Walk Score: 95 | Transit Score: 65 | Bike Score: 90
- ✓ Duplex with a spacious basement with access to a large garage.
- ✓ Beautiful, spacious backyard.
- ✓ Close to neighbourhood shops, grocery stores, cafés, restaurants, parks, schools, and essential services.

ASKING PRICE :
\$775,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Well-kept building with ongoing upkeep.

ADDITIONAL INFORMATION

Basement does not have a separate civic address, making it an ideal opportunity for an owner-occupant.

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

Responsibility for appliances

Tenants

Number of units

2



Number of Parking Spaces

1

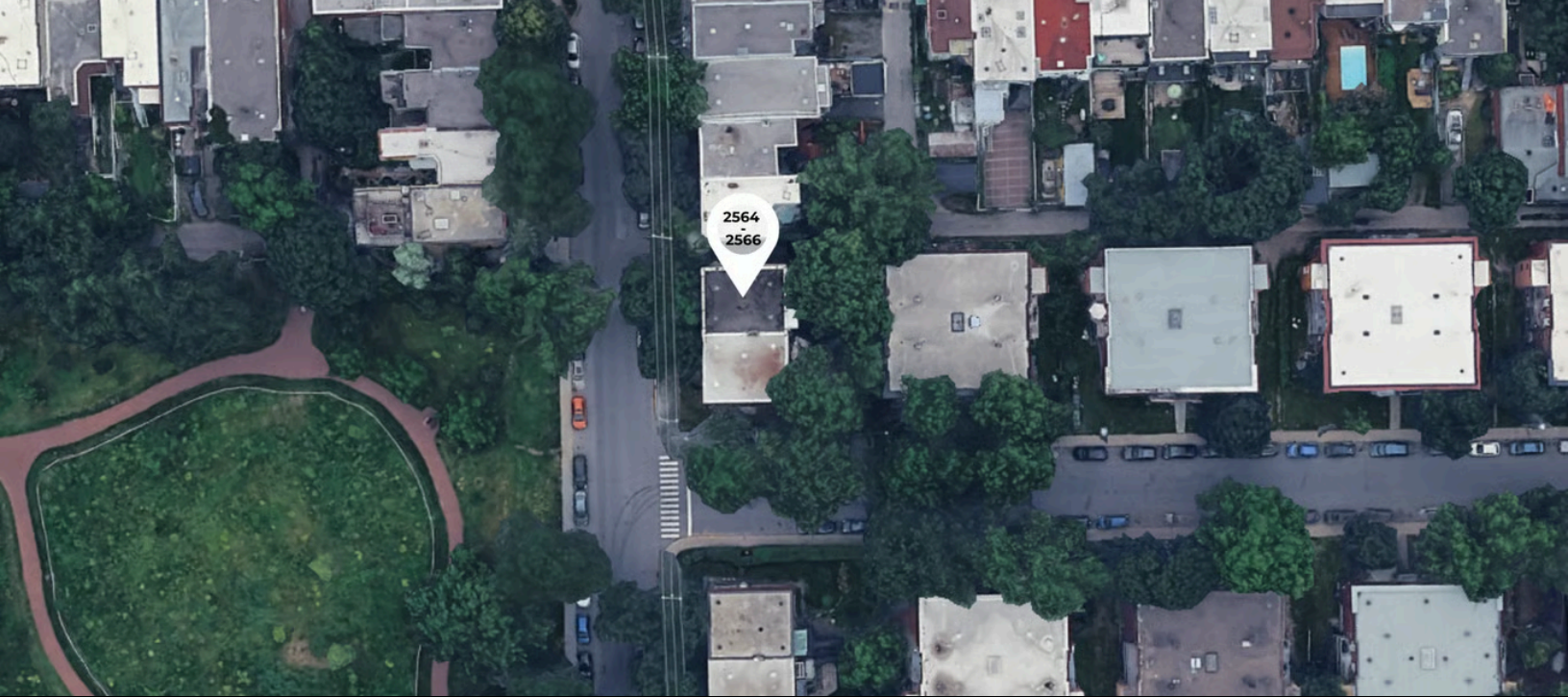
Hot Water System

Independent tanks

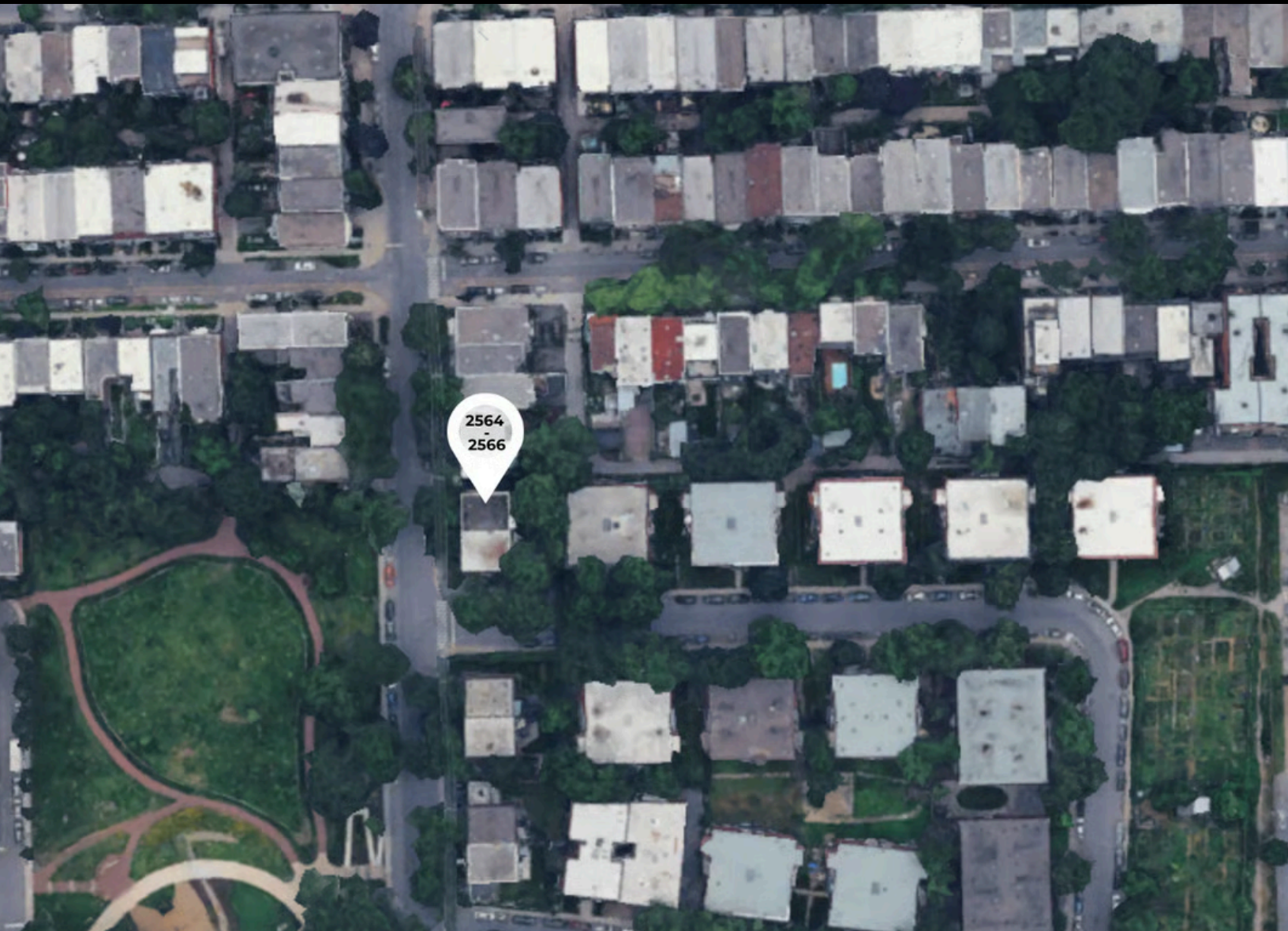


Heating System

Electric baseboards



2564 - 2566 Dandurand, Rosemont



BUILDING DESCRIPTION

General Information

Cadastral number 3361826

Total Municipal Assessment

Total Municipal Assessment \$764 500

Municipal Land Assessment \$500 200

Municipal Building Assessment \$264 300

Construction

Number of Storeys 2

Type of Building Semi-detached

Type of Construction Brick and wood

Year of Construction 1952

Features

Plumbing To be verified

Condition of Roof To be verified

Condition of Doors To be verified

Condition of Balconies To be verified

Condition of Windows To be verified

Condition of Kitchens To be verified

Electrical Panels Circuit breakers

Exterior Siding Brick

Condition of Bathrooms To be verified

Floor Covering Wood and Ceramics

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room N/A

Number of Units 2 x 4.5 + basement (3 rooms)

Washer/Dryer Inlet To be verified

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

Parking

Type of Parking Garage

Number of Parking Spaces 1

Area

Land Surface Area 2,994 sq. ft.



FEATURES

Fenced

N/A

Condition of Roof

To be verified

Concierge Agreement

N/A

Hot Water System

Independent tanks

Electrical Panels

Circuit breakers

Environmental Report

N/A

Internet and Telecom

Yes

Condition of Doors

To be verified

Intercom and Doorbell

Doorbells

Condition of Windows

To be verified

Exterior Siding

Brick

Floor Covering

Wood and Ceramics

Plumbing

To be verified

Condition of Balconies

To be verified

Heating System

Electric baseboards

Condition of Kitchens

To be verified

Condition of Bathrooms

To be verified

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$32,640	100 %	\$1,360
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$32,640		\$1,360
Vac. / Bad debt			
EGR	\$32,640		\$1,360

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Municipal Taxes	Current	\$4,879	14.9 %	\$2,440
School Taxes	Current	\$592	1.8 %	\$296
Insurance	Current	\$2,395	7.3 %	\$1,198
Electricity				
Heating				
Snow Removal				
Lawn				
Total Expenses		\$7,866	24.1 %	\$3,933
Net Revenue		\$24,774		\$12,387

