

**3405 PL DECELLES  
CÔTE-DES-NEIGES**

26 UNITS

**PMML**

**FOR SALE**



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**PMML.CA**



## BUILDING TYPE

Detached

## BUILDING CATEGORY

Low Rise

## PROPERTY DESCRIPTION

26 Units in the heart of Cote-Des-Neiges, in one of the cities most desirable neighbourhoods. This 4 story property + basement is composed of 1 x 4.5, 16 x 3.5, 9 x 2.5, 1 garage + elevator. Many units have been renovated over the years, with 5 being recently renovated. The roof was replaced. The property offers strong potential to optimize operating expenses and further increase revenues.

## HIGHLIGHTS

- ✓ - Incredible walkscore of 93, a walker's paradise. This property is walking distance to all the daily services and amenities one may need, along with the Cote-Des-Neiges metro station, both the Jewish General and Saint-Mary's hospital, parks, College Brebeuf.
- ✓ - 8 vacant units
- ✓ - Corner property on a large lot
- ✓ - This property has been closely managed by the same owner since 2004 and has only had one other owner since 1973

ASKING PRICE :  
**\$6,300,000**

## SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

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- Roof | 2022
  - Many units
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## ADDITIONAL INFORMATION

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

## Responsibility for appliances

Owner fridge, stove | Renovated units fridge, stove, dishwasher, microwave



## Number of units

26

## Number of Parking Spaces

2

## Hot Water System

Gas



## Heating System

Gas



3405 PI Decelles, Côte-des-Neiges



# BUILDING DESCRIPTION

## General Information

Cadastral number 2 173 125

## Municipal Assessment

Municipal Assessment 4 524 500 \$

Municipal Land Assessment 1 387 800 \$

Municipal Building Assessment 3 136 700 \$

## Construction

Number of Storeys 4

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1958

## Features

Plumbing Mixed

Condition of Roof Good condition | 2022

Condition of Doors Mixed condition

Condition of Balconies Good condition

Condition of Windows Mixed condition

Condition of Kitchens Good condition | Many renovated

Electrical Panels Breakers | 60 amps

Exterior Siding Brick

Condition of Bathrooms Good condition | Many renovated

Floor Covering Hardwood, ceramic

## Electromechanical System

Fire System Yes | Piezos system

## Building type

Laundry Room Yes | Coinamatic with card (2 washer, 2 dryer)

Number of Units 26 | 1 x 4.5, 16 x 3.5, 9 x 2.5

Washer/Dryer Inlet No

Appliance Responsibility Owner fridge, stove | Renovated units fridge, stove, dishwasher, microwave

Heating Responsibility Owner

Hot Water Responsibility Owner

## Parking

Type of Parking Street

Number of Parking Spaces 2

## Area

Land Surface Area 11 490 Sq Ft



## FEATURES

### Fenced

No

### Condition of Roof

Good condition | 2022

### Concierge Agreement

Yes

### Hot Water System

Gas

### Electrical Panels

Breakers | 60 amps

### Environmental Report

To be verified | 2004

### Internet and Telecom

No

### Condition of Doors

Mixed condition

### Intercom and Doorbell

Yes

### Condition of Windows

Mixed condition

### Exterior Siding

Brick

### Floor Covering

Hardwood, ceramic

### Plumbing

Mixed

### Condition of Balconies

Good condition

### Heating System

Gas

### Condition of Kitchens

Good condition | Many renovated

### Condition of Bathrooms

Good condition | Many renovated









