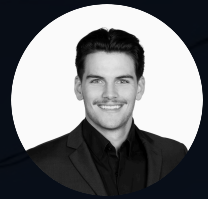


**345-351 6E AVENUE
LACHINE**

4 UNITS

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

4 Units

PROPERTY DESCRIPTION

Detached two-storey quadruplex consisting of 2 x 3 ½ units, 1 x 4½ unit and 1 x 5 ½ unit, offering an attractive configuration for both investors and owner-occupants. Electric heating and hot water are paid by the tenants, allowing the owner to benefit from reduced operating expenses. The property enjoys a strategic location in Lachine, within walking distance of LaSalle Park and close to Lachine Hospital, numerous shops and services, daycare centres, as well as elementary and secondary schools. Its proximity to Autoroute du Souvenir provides convenient access to major roadways and Montréal-Trudeau International Airport. A sought-after combination of location, accessibility, and an advantageous expense structure, making this quadruplex an opportunity well worth considering.

HIGHLIGHTS

- ✓ Educational institutions nearby, including Collège Sainte-Anne, École secondaire Dalbé-Viau, École primaire Jardin-des-Saints-Anges, and CPE Le Jardin des Frimousses;
- ✓ Several parks in the surrounding area, including Parc LaSalle and Parc Dalbé-Viau;
- ✓ Saul-Bellow Library just a few minutes' drive from the property;
- ✓ Lachine Hospital and Villa Ste-Anne Hospital located near the property.

ASKING PRICE :
\$960,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Repair of rear balconies;
Complete replacement of vinyl siding;
Replacement of 2 hot water tanks;
Replacement of 4 front windows in 2025;
Roof less than 10 years old;
Complete renovation of one 3½-unit in 2026.

ADDITIONAL INFORMATION

Landlord's appliances included in 3 units;

One outdoor parking space;

Street parking available, as well as public parking nearby.

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

Responsibility for appliances

Owner / tenant

Number of units

4



Number of Parking Spaces

1

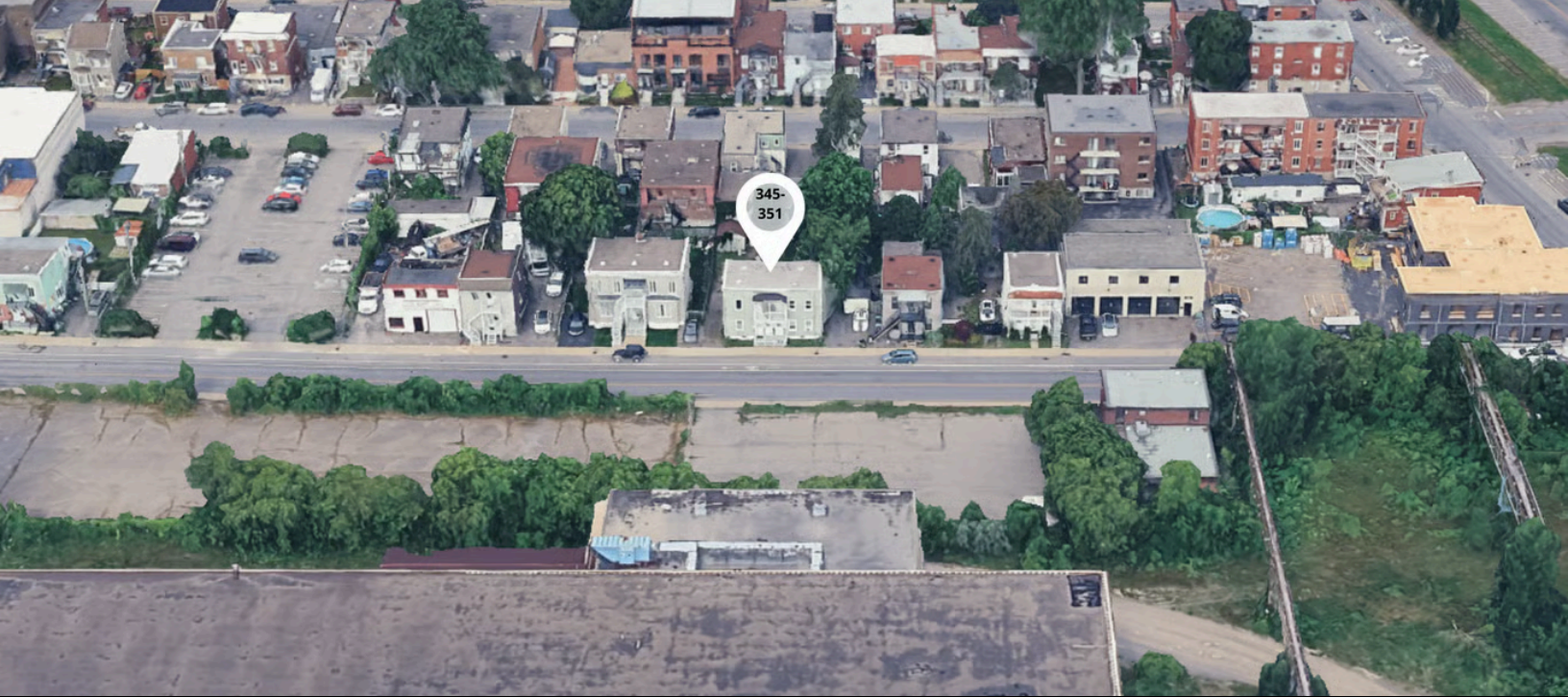
Hot Water System

Independent tanks



Heating System

Electric baseboards



345-351 6e Avenue, Lachine



BUILDING DESCRIPTION

General Information

Cadastral number	2 135 293
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Total Municipal Assessment

Total Municipal Assessment	\$ 642 700
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Municipal Land Assessment	\$ 386 100
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Municipal Building Assessment	\$ 256 600
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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 / woods
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Year of Construction	1907
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Electromechanical System

Fire System	No
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Building type

Laundry Room	N/A
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Number of Rooms	16
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Number of Units	1 x 5.5 + 1 x 4.5 + 2 x 3.5
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Washer/Dryer Inlet	Yes, in each unit
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Appliance Responsibility	Owner / tenant
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Heating Responsibility	Tenants
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Hot Water Responsibility	Tenants
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Parking

Type of Parking	Private outdoor space
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Number of Parking Spaces	1
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Area

Land Surface Area	6133 sq.ft
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FEATURES

Fenced

Partially

Condition of Roof

Flat roof under 10 years old

Concierge Agreement

N/A

Hot Water System

Independent tanks

Electrical Panels

Breakers

Condition of Bathrooms

Mean condition

Internet and Telecom

Yes

Condition of Doors

Glass doors

Intercom and Doorbell

No

Condition of Windows

Good condition, windows from 2025 and 2010

Exterior Siding

Vinyl

Environmental Report

N/A

Plumbing

Abs / Copper

Condition of Balconies

New treated wood and fiberglass

Heating System

Electric baseboards

Condition of Kitchens

Mean condition

Distance from fire station and hydrant

N/A

Floor Covering

Floating floor and Ceramic

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$56,508	100 %	\$1,177
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$56,508		\$1,177
Vac. / Bad debt			
EGR	\$56,508		\$1,177

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Municipal Taxes	Current	\$4,135	7.3 %	\$1,034
School Taxes	Current	\$469	0.8 %	\$117
Insurance	Current	\$1,990	3.5 %	\$498
Electricity				
Heating				
Snow Removal	Current	\$517	0.9 %	\$129
Lawn	Current			
Total Expenses		\$7,111	12.6 %	\$1,778
Net Revenue		\$49,397		\$12,349



