

**5870 - 5872 DE REPENTIGNY
MERCIER (MONTRÉAL)**

2 UNITS

PMML

FOR SALE



Atdhe Veliu

Team Azamat Kar
Real Estate Broker

📞 438-524-8911

✉️ atdhe.veliu@pmml.ca



PMML.CA



BUILDING TYPE

Semi-detached

BUILDING CATEGORY

2 Units

PROPERTY DESCRIPTION

A completely renovated duplex (2 large 5 1/2s and a large basement), with a spacious garage and a large backyard, located in quiet and pleasant neighbourhood 15 minutes walking distance from metro Langelier.

The property generates over \$ 72,00 in gross annual revenues, making it an excellent investment opportunity.

The property has a completely renovated basement that can be a great opportunity for owner-occupiers seeking larger living spaces.

HIGHLIGHTS

- ✓ Duplex with a fully renovated basement.
- ✓ Prime location on a quiet and peaceful street.
- ✓ Two exterior basement entrances and a large garage.
- ✓ Beautiful, spacious backyard.
- ✓ Driveway parking.

ASKING PRICE :
\$1,175,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

2025/2026: All units have undergone a complete interior renovations including flooring, electric baseboards, electric panels, kitchen, bathroom, lighting, painting, etc.

2022: New roof (shingles and elastomeric membrane)

2018: Front stairs and balcony railings of the second floor

2017: Municipal water inlet

ADDITIONAL INFORMATION

Basement is a spacious 4½ featuring 2 bathrooms and 2 exterior entries (front and back) generating rental income (\$27,000/year) despite not having a separate civic address.

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

Responsibility for appliances
Tenants

Number of units
2



Number of Parking Spaces
2

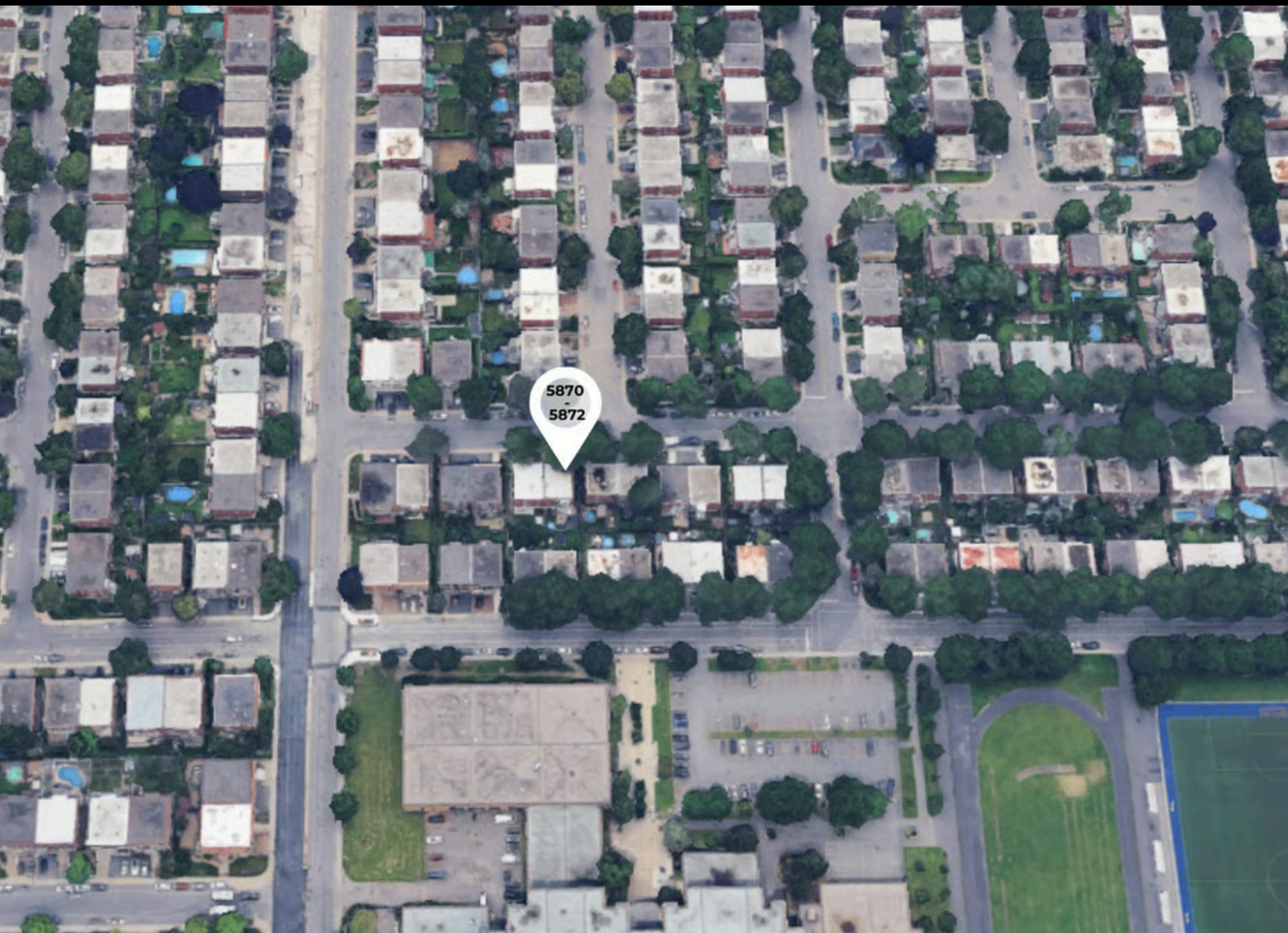
Hot Water System
Independent tanks



Heating System
Electric baseboards



5870 - 5872 de Repentigny, Mercier (Montréal)



BUILDING DESCRIPTION

General Information

Cadastral number 2283211

Total Municipal Assessment

Total Municipal Assessment \$819,200

Municipal Land Assessment \$313,500

Municipal Building Assessment \$505,700

Construction

Number of Storeys 2

Type of Building Semi-detached

Type of Construction Brick and wood

Year of Construction 1962

Features

Plumbing To be verified

Condition of Roof New (2022)

Condition of Doors Good

Condition of Balconies Good

Condition of Windows Good

Condition of Kitchens Excellent

Electrical Panels Circuit breakers

Exterior Siding Brick

Condition of Bathrooms Excellent

Floor Covering Wood, ceramic, and linoleum

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room N/A

Number of Rooms 15

Number of Units 2 x 5.5 + basement (4.5)

Washer/Dryer Inlet Yes, in each residential unit

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

Parking

Type of Parking Mixed

Number of Parking Spaces 2

Area

Land Surface Area 2,992 sq. ft.



FEATURES

Fenced

N/A

Condition of Roof

New (2022)

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

Intercom and Doorbell

Doorbells

Condition of Windows

Good

Exterior Siding

Brick

Floor Covering

Wood, ceramic, and linoleum

Plumbing

To be verified

Condition of Balconies

Good

Heating System

Electric baseboards

Condition of Kitchens

Excellent

Condition of Bathrooms

Excellent

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$72,600	100 %	\$3,025
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$72,600		\$3,025
Vac. / Bad debt			
EGR	\$72,600		\$3,025

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Municipal Taxes	Current	\$5,197	7.2 %	\$2,599
School Taxes	Current	\$606	0.8 %	\$303
Insurance	Current	\$2,668	3.7 %	\$1,334
Electricity	Estimated	\$300	0.4 %	\$150
Heating				
Snow Removal				
Lawn				
Location Hydro-Solution	Current	\$749	1 %	\$375
Total Expenses		\$9,520	13.1 %	\$4,760
Net Revenue		\$63,080		\$31,540

