

6553 - 6557 CASGRAIN ROSEMONT

3 UNITS

PMML

FOR SALE



Atdhe Veliu

Team Azamat Kar
Real Estate Broker

📞 438-524-8911

✉️ atdhe.veliu@pmml.ca



PMML.CA



BUILDING TYPE

In a row

BUILDING CATEGORY

3 Units

PROPERTY DESCRIPTION

Attractively priced in one of the most vibrant and sought-after neighbourhoods.

Great optimization potential (one 5 ½ unit on the ground floor leased at 890 \$ per month, one 4 ½ for 665\$ and one studio for 540 \$).

Attractive option for owner-occupants (big ground floor unit with a backyard).

Prime Little-Italy location, just steps from renowned cafés, restaurants, Jean-Talon Market, Beaubien metro, parks, and public transit.

HIGHLIGHTS

- ✓ Walk Score: 100 | Transit Score: 79 | Bike Score: 100
- ✓ For sale below municipal assessment.
- ✓ The ground-floor unit enjoys exclusive access to a backyard with the possibility of adding a parking spot—a rare and highly desirable amenity in the heart of Little Italy.

ASKING PRICE :
\$850,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Well-kept building with ongoing upkeep.

ADDITIONAL INFORMATION

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

Responsibility for appliances

Tenants

Number of units

3



Number of Parking Spaces

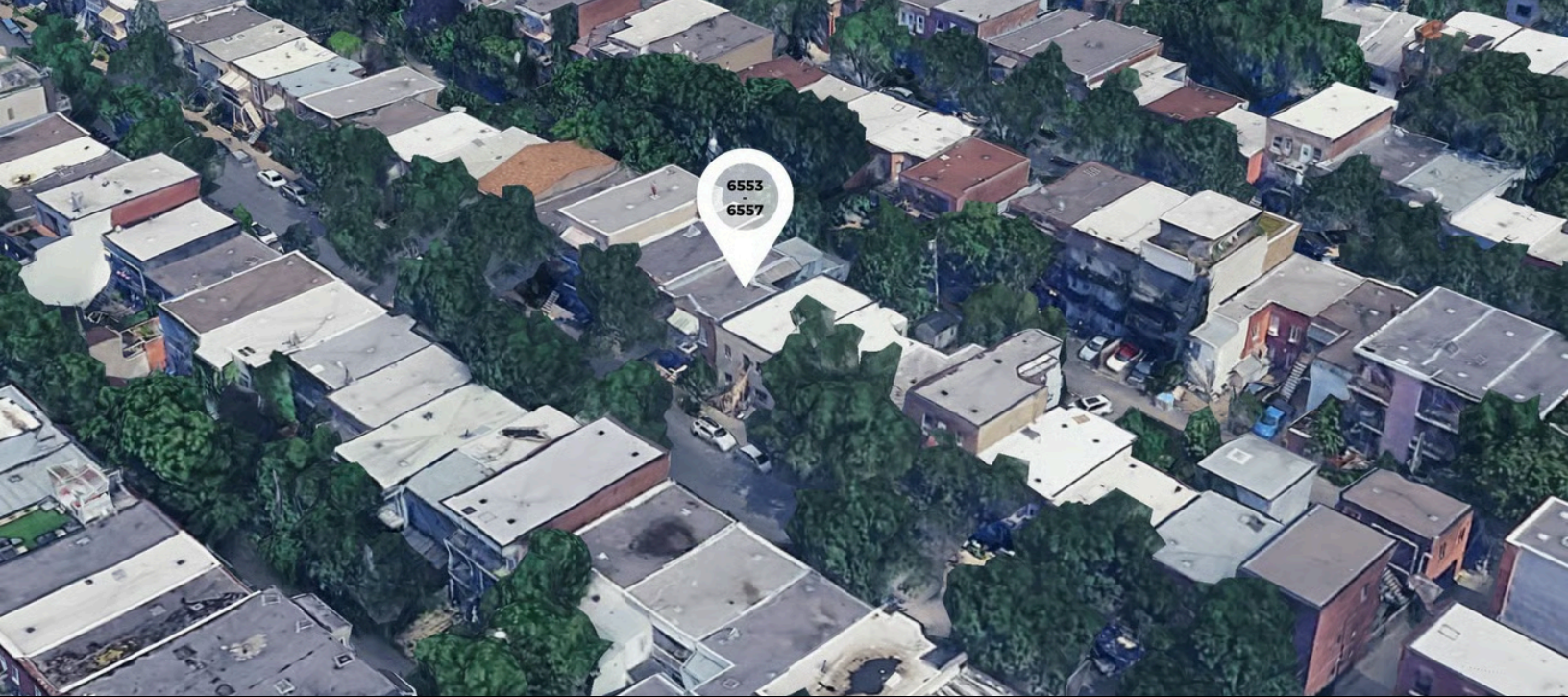
Hot Water System

Independent tanks

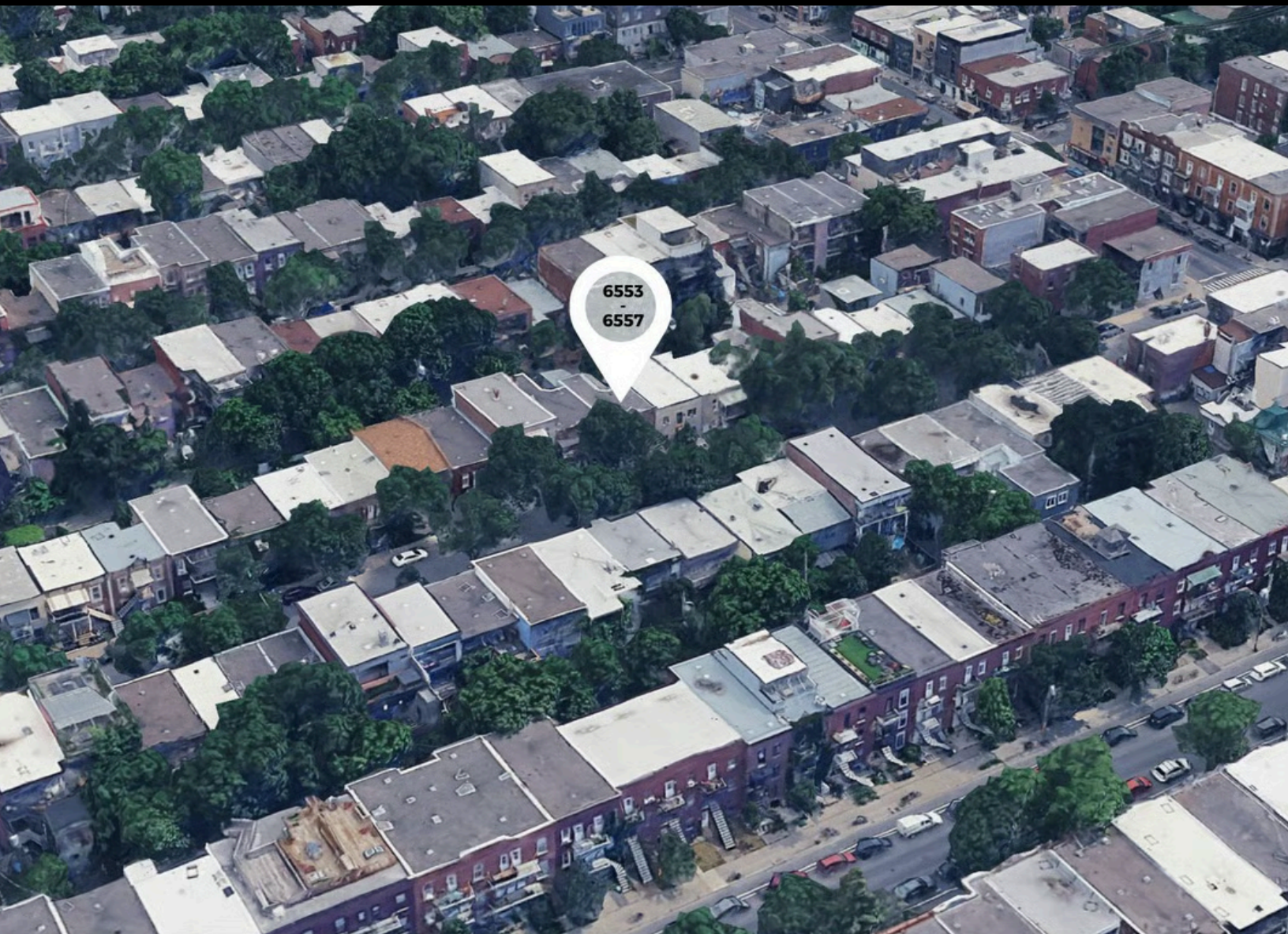


Heating System

Electric baseboards



6553 - 6557 Casgrain, Rosemont



BUILDING DESCRIPTION

General Information

Cadastral number 2335093

Total Municipal Assessment

Total Municipal Assessment \$ 950,500

Municipal Land Assessment \$ 544,500

Municipal Building Assessment \$ 406,000

Construction

Number of Storeys 2

Type of Building In a row

Type of Construction Brick, wood, concrete

Year of Construction 1910

Features

Plumbing To be verified

Condition of Roof To be verified

Condition of Doors To be changed

Condition of Balconies Good condition
(concrete with aluminum fence)

Condition of Windows Good

Condition of Kitchens Good

Electrical Panels Circuit breakers

Exterior Siding Brick and concrete

Condition of Bathrooms Good

Floor Covering Wood, ceramic, and linoleum

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room N/A

Number of Units 1 x 5.5 + 1 x 4.5 + 1 x Studio

Washer/Dryer Inlet Yes

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

Area

Land Surface Area 1,900 sqf



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 changed

Intercom and Doorbell

Doorbells

Condition of Windows

Good

Exterior Siding

Brick and concrete

Floor Covering

Wood, ceramic, and linoleum

Plumbing

To be verified

Condition of Balconies

Good condition (concrete with aluminum fence)

Heating System

Electric baseboards

Condition of Kitchens

Good

Condition of Bathrooms

Good

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$25,140	100 %	\$698
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$25,140		\$698
Vac. / Bad debt			
EGR	\$25,140		\$698

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Municipal Taxes	Current	\$5,598	22.3 %	\$1,866
School Taxes	Current	\$652	2.6 %	\$217
Insurance	Current	\$2,502	10 %	\$834
Electricity				
Heating				
Snow Removal				
Lawn				
Total Expenses		\$8,752	34.8 %	\$2,917
Net Revenue		\$16,388		\$5,463







