

686A-688 PATENAUDE PONT-VIAU

3 UNITS

PMML

FOR SALE



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BUILDING TYPE

Detached

BUILDING CATEGORY

3 Units

**PROPERTY
DESCRIPTION**

Detached three-unit residential property consisting of 1 x 6.5, 1 x 5.5, and 1 x 4.5 units. Energy costs are paid by the owner for 2 of the units. One unit is currently vacant and available for a potential owner-occupant. Two-storey building with a basement and backyard. There is also a private outdoor parking area with a swimming pool for tenants.

HIGHLIGHTS

- ✓ One vacant unit offering the opportunity for an owner-occupant
- ✓ Sought-after family-friendly neighbourhood
- ✓ Close to Highway 19
- ✓ Potential to optimize rental income and create value

ASKING PRICE :
\$850,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Several renovations have been completed over the past year.

ADDITIONAL INFORMATION

Sold without legal warranty of quality, at the buyer's own risk and peril.

Responsibility for appliances

To be verified

Number of units

3



Number of Parking Spaces

3

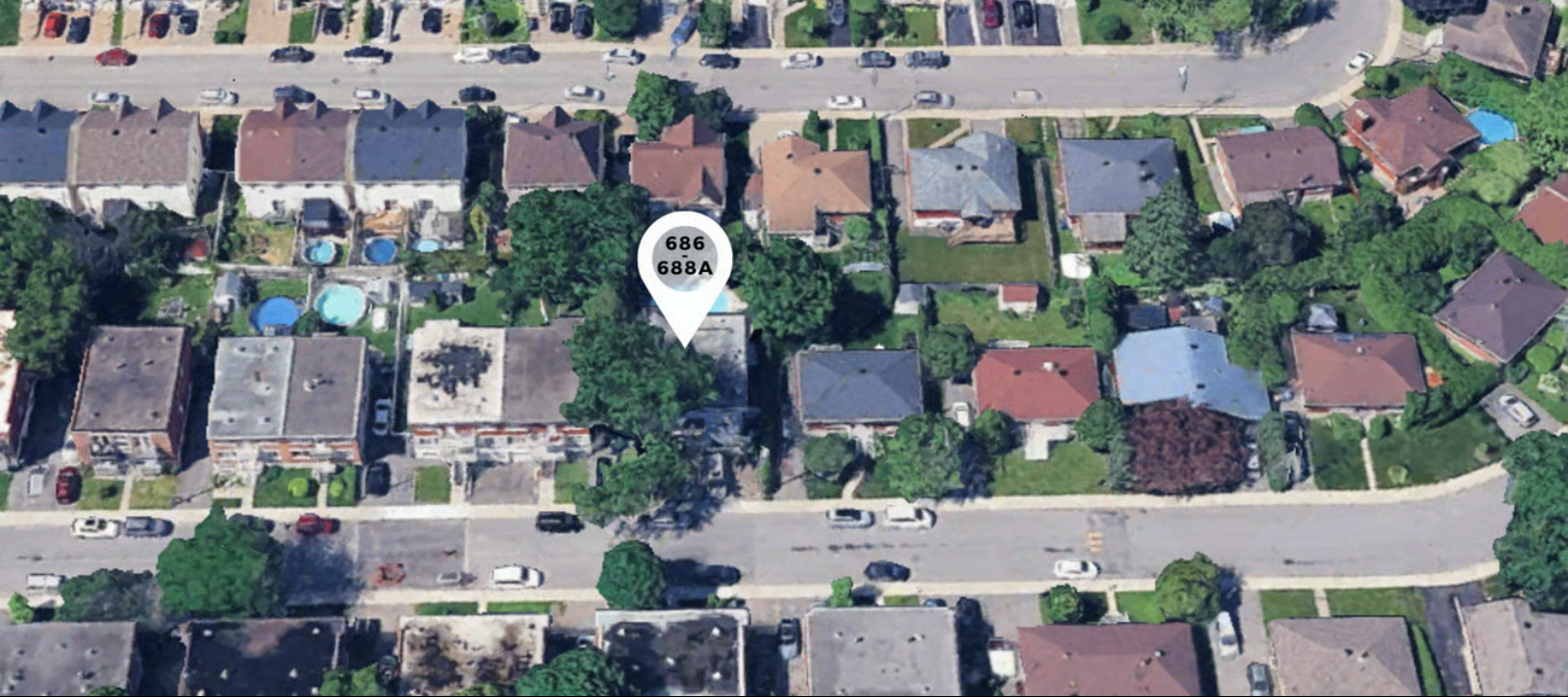
Hot Water System

Individual tanks

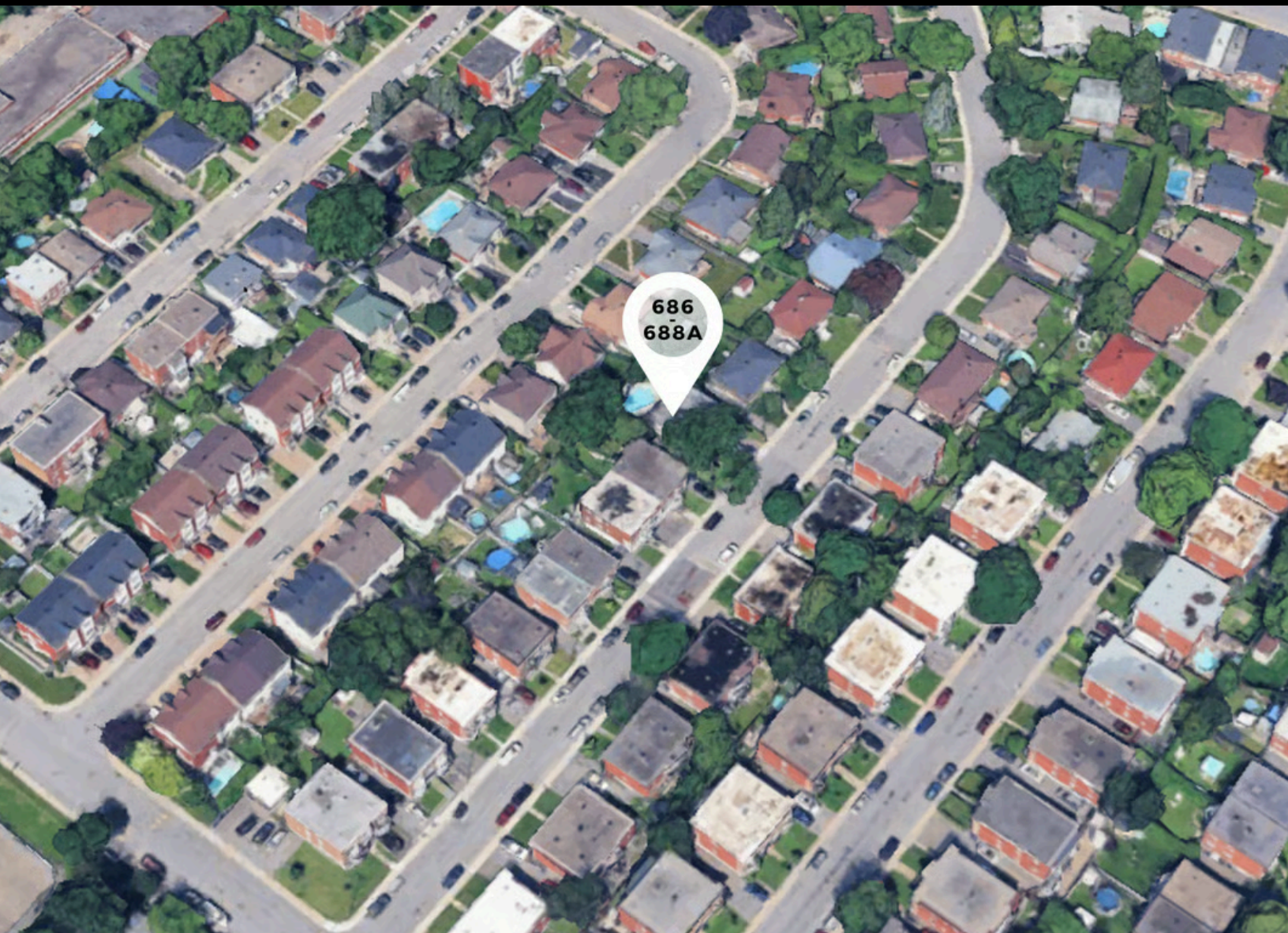


Heating System

Electric baseboard heating



686A-688 Patenaude, Pont-Viau



BUILDING DESCRIPTION

General Information

Cadastral number	1 068 293
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Total Municipal Assessment

Total Municipal Assessment	660 300 \$
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Municipal Land Assessment	255 600 \$
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Municipal Building Assessment	404 700 \$
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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 and wood
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Year of Construction	1963
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Electromechanical System

Fire System	Smoke detectors
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Building type

Laundry Room	N/A
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Number of Rooms	15
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Number of Units	1 x 6.5 + 1 x 5.5 + 1 x 4.5
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Washer/Dryer Inlet	Yes, in each unit
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Appliance Responsibility	To be verified
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Heating Responsibility	Owner
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Hot Water Responsibility	Owner
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The sale is made without legal warranty of quality, at the buyer's own risk and peril.

Parking

Type of Parking	Exterior
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Number of Parking Spaces	3
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Area

Land Surface Area	4 900 sq feet
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FEATURES

Fenced

Yes

Condition of Roof

Flat roof with elastomeric membrane

Concierge Agreement

N/A

Hot Water System

Individual tanks

Electrical Panels

Circuit breakers

Condition of Bathrooms

Update required

Internet and Telecom

N/A

Condition of Doors

Standard

Intercom and Doorbell

Doorbells

Condition of Windows

Sliding windows

Exterior Siding

Brick and stone

Environmental Report

N/A

Plumbing

To be verified

Condition of Balconies

Exterior stairs and landings

Heating System

Electric baseboard heating

Condition of Kitchens

Update required

Distance from fire station and hydrant

To be verified

Floor Covering

Hardwood flooring, laminate flooring, and ceramic tile.

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$43,560	100 %	\$1,210
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$43,560		\$1,210
Vac. / Bad debt			
EGR	\$43,560		\$1,210

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Municipal Taxes	Current	\$5,226	12 %	\$1,742
School Taxes	Current	\$473	1.1 %	\$158
Insurance	Current	\$2,483	5.7 %	\$828
Electricity	Current	\$5,128	11.8 %	\$1,709
Heating				
Snow Removal				
Lawn				
Total Expenses		\$13,310	30.6 %	\$4,437
Net Revenue		\$30,250		\$10,083

