

7103-7105 D'IBERVILLE VILLERAY

2 UNITS

PMML

FOR SALE



Atdhe Veliu

Team Azamat Kar

Real Estate Broker

📞 438-524-8911

✉ atdhe.veliu@pmml.ca

PMML.CA



BUILDING TYPE

Attached

BUILDING CATEGORY

2 Units

PROPERTY DESCRIPTION

Attractively priced. Two 4 ½ units leased for 1,000 \$ per month each and three rooms in the basement leased at 700 \$ each.

A backyard with parking spot option used by the ground floor unit.

Ideally located in the sought-after Villeray-Saint-Michel-Parc-Extension neighbourhood, just 100 metres from D'Iberville Metro Station, and close to local shops, grocery stores, cafés, restaurants, schools, parks, and essential services.

HIGHLIGHTS

- ✓ For sale below municipal assessment.
- ✓ Walk Score: 89 | Transit Score: 64 | Bike Score: 73
- ✓ An excellent balance of urban living, nearby amenities, and accessibility.

ASKING PRICE :

\$775,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Well-kept building with ongoing upkeep.

ADDITIONAL INFORMATION

Basement does not have a separate civic address, making it an ideal opportunity for an owner-occupant.

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

Responsibility for appliances

Tenants

Number of units

2



Number of Parking Spaces

1

Hot Water System

Independent electrical tanks

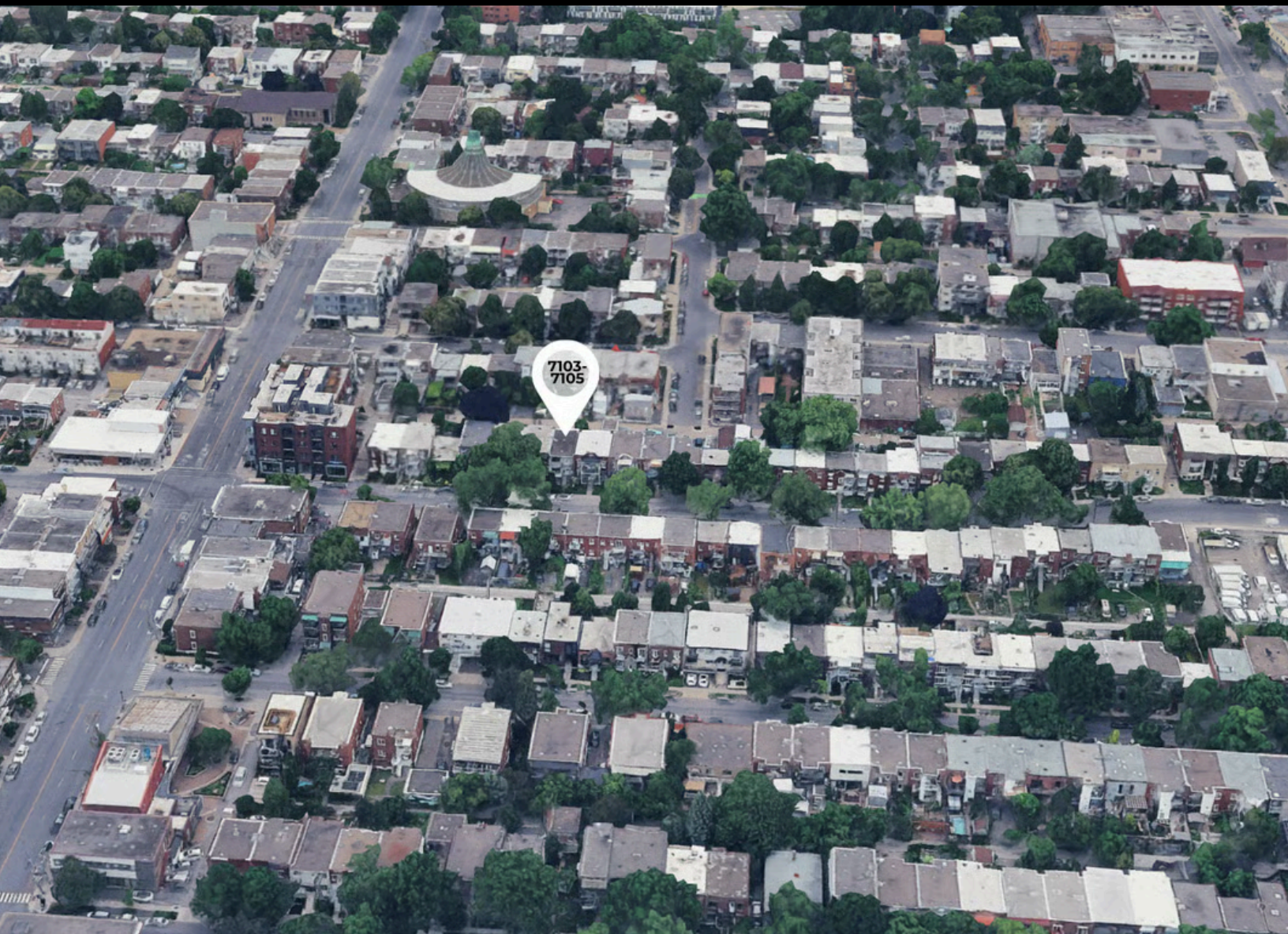


Heating System

Electric baseboards



7103-7105 D'Iberville, Villeray



BUILDING DESCRIPTION

General Information

Cadastral number 2167520

Total Municipal Assessment

Total Municipal Assessment 807 100 \$

Municipal Land Assessment 234 100 \$

Municipal Building Assessment 573 000 \$

Construction

Number of Storeys 2

Type of Building Attached

Type of Construction Brick and wood

Year of Construction 1965

Features

Plumbing To be verified

Condition of Roof To be verified

Condition of Doors To be verified

Condition of Balconies To be verified

Condition of Windows To be verified

Condition of Kitchens To be verified

Electrical Panels To be verified

Exterior Siding Brick

Condition of Bathrooms To be verified

Floor Covering To be verified

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room N/A

Number of Units 2x 4.5 + basement (3 rooms)

Washer/Dryer Inlet To be verified

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

Parking

Type of Parking Exterior

Number of Parking Spaces 1

Area

Land Surface Area 1,798 sq. ft.



FEATURES

Internet and Telecom

Yes

Condition of Doors

To be verified

Intercom and Doorbell

Doorbell

Condition of Windows

To be verified

Exterior Siding

Brick

Floor Covering

To be verified

Plumbing

To be verified

Condition of Balconies

To be verified

Heating System

Electric baseboards

Condition of Kitchens

To be verified

Condition of Bathrooms

To be verified

Condition of Roof

To be verified

Concierge Agreement

No

Hot Water System

Independent electrical tanks

Electrical Panels

To be verified

Environmental Report

N/A

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$49,200	100 %	\$2,050
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$49,200		\$2,050
Vac. / Bad debt			
EGR	\$49,200		\$2,050

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Municipal Taxes	Current	\$5,123	10.4 %	\$2,562
School Taxes	Current	\$620	1.3 %	\$310
Insurance	Current	\$1,854	3.8 %	\$927
Electricity				
Heating				
Snow Removal				
Lawn				
Total Expenses		\$7,597	15.4 %	\$3,799
Net Revenue		\$41,603		\$20,802

