

**1951 - 1965 DES CARRIÈRES / 5773
CHABOT
ROSEMONT**

AREA : 8,019 SQ. FT.

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Attached

BUILDING CATEGORY

Mixed Uses

PROPERTY DESCRIPTION

Semi-commercial building with 6 residential apartments (2 x 8.5 + 4 x 4.5)

+ 4 commercial spaces all rented to excellent tenants. Stable businesses (Provi-Max grocery store, Kung Fu, etc). Great location, a few minutes from the Plateau.

HIGHLIGHTS

- ✓ Potential to build more units over the martial art school (to be verified with the borough)
- ✓ Large potential of raising revenues
- ✓ 6 residential units+4 commercial

ASKING PRICE :

\$3,675,000

+ GST/PST ON THE COMMERCIAL PORTION

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

3 of the 4 roofs redone in 2003 and 2017

ADDITIONAL INFORMATION

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



1951 - 1965 des Carrières / 5773 Chabot, Rosemont

Main attractions of the sector

- Located in the area bounded by Rosemont, Papineau, De Lorimier, and Dandurand Boulevards
- Just a few minutes from Père-Marquette Park
- 10 minutes from Jean-Talon Market
- Just a stone's throw from the Plateau Mont-Royal



BUILDING DESCRIPTION

General Information

Cadastral number 3 795 365

Total Municipal Assessment

Cadastre 3 795 365

Total Municipal Assessment 1 790 300\$

Municipal Land Assessment 1 341 200\$

Municipal Building Assessment 449 100\$

Construction

Number of Storeys 2

Type of Building Attached

Type of Construction Brick and wood

Year of Construction 1936

Electromechanical System

Fire System Smoke detectors

Parking

Type of Parking N/A

Number of Parking Spaces Non

Area

Land Surface Area 8,019 sq.ft



FEATURES

Plumbing

Copper

Heating System

Electric baseboards

Exterior Siding

Brick | Sheet metal

Condition of Roof

Redone in 2003 and 2017 | 3 of 4

Hot Water System

Independent tanks

Environmental Report

No

Service Contract

No

Electrical Panels

Circuit breakers

Condition of Doors/Windows

Replaced 2003 and 2017

REVENUE

	yearly	\$ / PI²
Residential	\$86,340	\$10.77
Affordable Res.		
Commercial	\$93,407	\$11.65
Lockers		
Parking		
Laundry		
Total Revenues	\$179,747	\$22.42
Expenses recovery	yearly	\$ / PI²
Total expenses recovery		
Total Gross Income	\$179,747	\$22.42
Vac. / Bad debt		
EGR	\$179,747	\$22.42

EXPENSES

	Calc.	yearly	\$ / PI²
Administration			
Management Fees			
Municipal Taxes	Current	\$34,172	\$4.26
School Taxes	Current	\$1,290	\$0.16
Insurance	Current	\$11,568	\$1.44
Electricity	Current	\$10,550	\$1.32
Heating			
Snow Removal			
Elevator			
Lawn			
Structural Reserve			
Janitor			
Maintenance			
Appliances			
WiFi			
Heat Pump			
Total Expenses		\$57,580	\$7.18



