

**ROYAL LEPAGE VILLAGE**  
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**Centris No.** 27132975 (Active)



**\$699,000 + GST/QST**

**1681-1685 Rue Poirier  
 Montréal (Saint-Laurent)  
 H4L 1J2**

**Region** Montréal  
**Neighbourhood** Others  
**Near** Crevier  
**Body of Water**

<b>Property Type</b>	Duplex	<b>Year Built</b>	1951
<b>Property Use</b>	Residential and commercial	<b>Lot Assessment</b>	\$81,100
<b>Building Type</b>	Attached	<b>Building Assessment</b>	\$419,800
<b>Total Number of Floors</b>	2	<b>Total Assessment</b>	\$500,900 (139.55%)
<b>Building Size</b>	25 X 67 ft	<b>Expected Delivery Date</b>	
<b>Living Area</b>		<b>Reposess./Judicial auth.</b>	No
<b>Building Area</b>	1,675 sqft	<b>Trade possible</b>	
<b>Lot Size</b>	25 X 97 ft	<b>Certificate of Location</b>	Yes (2023)
<b>Lot Area</b>	2,425 sqft	<b>File Number</b>	
<b>Cadastre</b>	1516297	<b>Occupancy</b>	According to the leases
<b>Zoning</b>	Residential, Commercial	<b>Deed of Sale Signature</b>	30 days PP Accepted

**Monthly Revenues (residential) - 1 unit(s)**

<b>Apt. No.</b>	1685	<b>End of Lease</b>	2024-06-03	<b>Included in Lease</b>	
<b>No. of Rooms</b>	6	<b>Monthly Rent</b>	\$810	<b>Excluded in Lease</b>	Heating, Water taxes, Internet, Electricity, Hot water, Furnished, Partially furnished, Snow removal, Lawn
<b>No. of Bedrooms (al2)</b>		<b>Rental Value</b>			

<b>No. Bath/PR</b>	1+0	<b>Features</b>	
<b>Washer/Dryer (inst.)</b>	Yes	<b>No. of Parking Spaces</b>	

Level	Room	Size	Floor Covering	Additional Information
2	Living room	13.11 X 11 ft	Wood	
2	Dining room	11 X 11 ft	Wood	
2	Kitchen	12.2 X 10.3 ft	Ceramic	washer/dryer
2	Primary bedroom	12.11 X 14 ft	Wood	
2	Bedroom	11.4 X 13.4 ft	Wood	
2	Bathroom	11.4 X 13.4 ft	Ceramic	

**Annual Potential Gross Revenue** \$9,720 (2023-07-01)

**Monthly revenues (commercial, industrial and office) - 1 unit(s)**

<b>Type</b>	Commercial	<b>Monthly Rent</b>	\$2,500	<b>Included in Lease</b>	Outdoor parking (2)
<b>Unit Number</b>	1681	<b>Type of Lease</b>	Net		

<b>Firm Name</b>	Fruiterie TMS	<b>Rental Value</b>	<b>Excluded in Lease</b>
<b>Area</b>	1,675 sqft	<b>Renewal Option</b>	Heating, Taxes, Water taxes, Internet, Electricity, Hot water, Snow removal, Lawn
<b>Lease</b>	2023-06-01 to 2027-05-31	<b>Block Sale</b>	No
<b>Annual Potential Gross Revenue</b>	\$30,000 (2023-06-01)		

## Features

<b>Sewage System</b>	Municipality	<b>Loading Platform</b>	
<b>Water Supply</b>	Municipality	<b>Rented Equip. (monthly)</b>	
<b>Foundation</b>	Poured concrete	<b>Renovations</b>	Electricity - 2023, 2 x water heater - 2016
<b>Roofing</b>	bitumen and gravel	<b>Pool</b>	
<b>Siding</b>	Brick	<b>Parkg (total)</b>	Driveway (2)
<b>Dividing Floor</b>		<b>Driveway</b>	Asphalt
<b>Windows</b>		<b>Garage</b>	
<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>	Electricity	<b>Lot</b>	
<b>Heating System</b>	Electric baseboard units, Forced air	<b>Topography</b>	
<b>Floor Covering</b>		<b>Distinctive Features</b>	
<b>Basement</b>	6 feet and more, Unfinished	<b>Water (access)</b>	
<b>Bathroom</b>		<b>View</b>	
<b>Washer/Dryer (installation)</b>	Kitchen (2nd level)	<b>Proximity</b>	Bicycle path, Daycare centre, Elementary school, Park, Public transportation
<b>Fireplace-Stove</b>		<b>Environmental Study</b>	
<b>Kitchen Cabinets</b>		<b>Energy efficiency</b>	
<b>Property/Unit Amenity</b>	Central air conditioning, Central heat pump, Wall-mounted heat pump	<b>Occupancy</b>	
<b>Building Amenity</b>	Outdoor storage space		
<b>Mobility impaired accessible</b>			

## Inclusions

wall-mounted AC unit in commercial space on ground floor, hot water tanks (2)

## Exclusions

Any equipment, furniture, and belongings of the residential and commercial LESSEEs.(this includes heating and cooling equipment for the commercial space on ground floor and basement).

## Remarks

Incredible investment opportunity. Semi-Commercial Duplex centrally located in a residential area of Ville Saint-Laurent near Bois-Franc. In close proximity to Bombardier Aerospace, restaurants, shopping centers, elementary schools & parks. The building has been well maintained by the owner since 1992. Major renovations on both floors were completed in 2004. The main floor commercial space is a well-established grocery store with approx. 1,600 sq. ft. Also features a full-height basement for storage & equipments. It includes 2 private outdoor parking spaces. The 2nd floor residential unit is in superb condition with private back patio.

## Addendum

Sale without legal warranty of quality at the BUYER's risk and peril.

GST & QST taxes will be applied to the commercial portion of the sale only, estimated at 60% of the immovable.

All offers must be accompanied by an up-to-date letter of financial pre-qualification, as well as proof of Canadian citizenship or residency from the BUYER.

The Buyer may choose the notary, but must be agreeable to the seller.

A pre-sale inspection has been performed. Report is available upon request.

A new Certificate of Location is available

Should there be any requirement for title insurance, it shall be at the BUYER's expense.

All room measurements and area calculations are approximate. The BUYER must make his own verifications.

Visits to the residential unit (2nd level) only possible after an accepted Promise to Purchase.

**Sale without legal warranty of quality, at the buyer's risk and peril**

**Seller's Declaration**

Yes SD-23598

**Source**

ROYAL LEPAGE VILLAGE, Real Estate Agency

This is not an offer or promise to sell that could bind the seller to the buyer , but an invitation to submit such offers or promises.

# Financial Summary

1681-1685 Rue Poirier Montréal (Saint-Laurent) H4L 1J2

<b>Potential Gross Revenue (2023-09-20)</b>		<b>Residential</b>	
Residential	\$9,720	<b>Type</b>	<b>Number</b>
Commercial	\$30,000	6 ½	1
Parking/Garages		<b>Total</b>	<b>1</b>
Other		<b>Commercial</b>	
<b>Total</b>	<b>\$39,720</b>	<b>Type</b>	<b>Number</b>
<b>Vacancy Rate and Bad Debt</b>		Commercial	1
Residential		<b>Total</b>	<b>1</b>
Commercial		<b>Others</b>	
Parking/Garages		<b>Type</b>	<b>Number</b>
Other		<hr/>	
<b>Total</b>		Gross Income Multiplier	17.60 <sup>1</sup>
<b>Effective Gross Revenue</b>	<b>\$39,720</b>	Price per door	\$699 000 <sup>1</sup>
<b>Operating Expenses</b>		Price per room	\$116 500 <sup>1</sup>
Municipal Tax (2023)	\$7,617	Coefficient comparison of number of rooms	6.00 <sup>1</sup>
School Tax (2023)	\$375	Total number of rooms	6 <sup>1</sup>
Infrastructure Tax			
Business Tax			
Water Tax			
Energy - Electricity			
Energy - Heating oil			
Energy - Gas			
Elevator(s)			
Insurance			
Cable (TV)			
Superintendent			
Sanitary Container			
Snow Removal			
Maintenance			
Equipment (Rental)			
Common Expenses			
Management/Administration			
Garbage			
Lawn			
Advertising			
Security			
Recovery of expenses			
<b>Total</b>	<b>\$7,992</b>		
<b>Net Operating Revenue</b>	<b>\$31,728</b>		



Frontage



Interior



Interior



Interior



Dining room



Living room



Living room



Kitchen



Kitchen



Kitchen



Bedroom



Bedroom



Bathroom



Patio



Basement



Parking



Back facade

DEUXIEME ETAGE Aire Int. 864 pi<sup>2</sup>

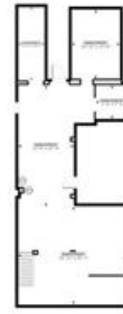


Other



Frontage

SOUS-SOL Aire Int. 1287 pi<sup>2</sup>



Other