

ROYAL LEPAGE VILLAGE
 Real Estate Agency
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Centris No. 12153624 (Active)



\$850,000 + GST/QST

**6556-6558 Boul. Monk
 Montréal (Le Sud-Ouest)
 H4E 3J1**

Region Montréal
Neighbourhood Côte-Saint-Paul
Near Springland
Body of Water

Property Type	Duplex	Year Built	1915
Property Use	Residential and commercial	Lot Assessment	\$209,600
Building Type	Attached	Building Assessment	\$431,300
Total Number of Floors	2	Total Assessment	\$640,900 (132.63%)
Building Size	26 X 70 ft irr	Expected Delivery Date	
Living Area		Reposess./Judicial auth.	No
Building Area		Trade possible	
Lot Size	26 X 81 ft	Certificate of Location	Yes (2022)
Lot Area	2,148 sqft	File Number	
Cadastre	1243534	Occupancy	90 days PP Accepted
Zoning	Residential, Commercial	Deed of Sale Signature	90 days PP Accepted

Monthly Revenues (residential) - 1 unit(s)

Apt. No.	1	End of Lease	2025-06-30	Included in Lease
No. of Rooms	4	Monthly Rent	\$1,375	
No. of Bedrooms (al2)		Rental Value		Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)		No. of Parking Spaces		

Level	Room	Size	Floor Covering	Additional Information
2	Living room	14 X 12 ft	Wood	
2	Dining room	14 X 12 ft	Wood	
2	Kitchen	14 X 14 ft	Ceramic	
2	Primary bedroom	10 X 12.6 ft	Wood	
2	Bedroom	9.8 X 8.6 ft	Wood	
2	Bathroom	5.4 X 8.6 ft	Ceramic	+ laundry

Annual Potential Gross Revenue \$16,500 (2025-01-01)

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

Type	Commercial	Monthly Rent		Included in Lease
Unit Number	6556	Type of Lease		
Firm Name	MCDI SECURITY PRODUCTS INC.	Rental Value	\$3,000	Excluded in Lease
Area	1,259 sqft	Renewal Option		
Lease	Owner-occupant	Block Sale		

Annual Potential Gross Revenue \$36,000 (2025-01-01)

Other monthly revenues - 1 unit(s)

Type	Total Number of Units	Number of Occupied Units	Monthly Revenue from Occupied Units	Number of Vacant Units	Monthly Revenue from Vacant Units
Parking/Garages	2			2	\$300
Annual Potential Gross Revenue			\$3,600 (2025-01-01)		

Features

Sewage System	Municipality	Loading Platform	
Water Supply	Municipality	Rented Equip. (monthly)	
Foundation	Poured concrete	Renovations	
Roofing		Pool	
Siding		Parkg (total)	Driveway (2)
Dividing Floor		Driveway	Asphalt
Windows		Garage	
Window Type		Carport	
Energy/Heating	Electricity	Lot	
Heating System	Electric baseboard units	Topography	
Floor Covering		Distinctive Features	
Basement	6 feet and more, Unfinished	Water (access)	
Bathroom		View	
Washer/Dryer (installation)	Bathroom (2nd level)	Proximity	
Fireplace-Stove		Environmental Study	
Kitchen Cabinets		Energy efficiency	
Property/Unit Amenity	Central air conditioning, Wall-mounted air conditioning, Wall-mounted heat pump	Occupancy	
Building Amenity			
Mobility impaired accessible			

Inclusions

Exclusions

Residential tenant's property (appliances on 2nd floor)

Remarks

Incredible investment opportunity. This semi-commercial duplex features a 4-1/2 residential unit on the 2nd floor with quality tenant, and an owner-occupied commercial office space on the main floor, complete with a full-height basement. Centrally located on Monk Blvd. in the heart of Ville Émard and steps away from Monk metro station. The building is in excellent condition. There are two outdoor parking spots at the back of the building reserved for the main floor occupant. The main floor and basement are available for occupancy.

Addendum

Room measurements for the residential unit are approximate and to be verified by the BUYER. Visits to the residential unit upon accepted offer only.

Revenue projections for owner-occupied commercial unit and outdoor parking spaces are approximate and to be verified by the BUYER.

Sale with legal warranty of quality

Seller's Declaration

Yes SD-76046

Source	Notice of disclosure	Yes
ROYAL LEPAGE VILLAGE, Real Estate Agency (Interest: Indirect)		
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

6556-6558 Boul. Monk Montréal (Le Sud-Ouest) H4E 3J1

Potential Gross Revenue (2025-01-01)		Residential	
Residential	\$16,500	Type	Number
Commercial	\$36,000	4 ½	1
Parking/Garages	\$3,600	Total	1
Other		Commercial	
Total	\$56,100	Type	Number
Vacancy Rate and Bad Debt		Commercial	1
Residential		Total	1
Commercial		Others	
Parking/Garages		Type	Number
Other		Parking/Garages	2
Total		<hr/>	
Effective Gross Revenue		Gross Income Multiplier	15.15 ³
	\$56,100	Price per door	\$850 000 ¹
Operating Expenses		Price per room	\$212 500 ¹
Municipal Tax (2025)	\$11,536	Coefficient comparison of number of rooms	4.00 ¹
School Tax (2025)	\$516	Total number of rooms	4 ¹
Infrastructure Tax			
Business Tax (2025)	\$2,026		
Water Tax			
Energy - Electricity	\$2,400		
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			
Total	\$16,478		
Net Operating Revenue	\$39,622		



Frontage



Frontage



Interior



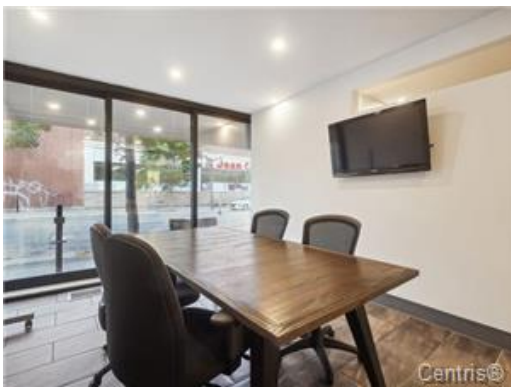
Interior



Interior



Conference room



Conference room



Interior



Interior



Interior



Interior



Interior



Interior



Interior



Powder room



Basement



Living room



Living room



Kitchen



Kitchen



Primary bedroom



Bathroom



Bathroom



Back facade