

**ROYAL LEPAGE VILLAGE**  
 Real Estate Agency  
 263-C, boul. St-Jean  
 Pointe-Claire (QC) H9R 3J1  
 http://royallepagevillage.com

Office : 514-694-2121  
 Fax : 514-695-1869  
 villagepc@royallepage.ca



**Centris No.** 13139292 (Active)



**\$750,000**

**8797-8799 Rue Leroux  
 Montréal (LaSalle)  
 H8R 3V7**

**Region** Montréal  
**Neighbourhood**  
**Near** Rue Gloria  
**Body of Water**

<b>Property Type</b>	Duplex	<b>Year Built</b>	1973
<b>Property Use</b>	Residential only	<b>Lot Assessment</b>	\$283,900
<b>Building Type</b>	Semi-detached	<b>Building Assessment</b>	\$593,100
<b>Total Number of Floors</b>	2	<b>Total Assessment</b>	\$877,000 (85.52%)
<b>Building Size</b>	30 X 41 ft	<b>Expected Delivery Date</b>	
<b>Living Area</b>	2,460 sqft	<b>Reposess./Judicial auth.</b>	No
<b>Building Area</b>	1,230 sqft	<b>Trade possible</b>	
<b>Lot Size</b>	37 X 82 ft	<b>Certificate of Location</b>	Yes (2023)
<b>Lot Area</b>	3,011 sqft	<b>File Number</b>	
<b>Cadastre</b>	1451069	<b>Occupancy</b>	30 days PP Accepted
<b>Zoning</b>	Residential	<b>Deed of Sale Signature</b>	30 days PP Accepted

**Monthly Revenues (residential) - 3 unit(s)**

<b>Apt. No.</b>	8797	<b>End of Lease</b>	Vacant	<b>Included in Lease</b>
<b>No. of Rooms</b>	7	<b>Monthly Rent</b>		
<b>No. of Bedrooms (al)</b>	3	<b>Rental Value</b>	\$1,500	<b>Excluded in Lease</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
GF	Living room	11.3 X 17 ft	Wood	Under carpet
GF	Primary bedroom	10.5 X 16.7 ft	Wood	Under carpet
GF	Bedroom	10.11 X 11.10 ft	Wood	Under carpet
GF	Bedroom	10.1 X 13.3 ft	Wood	Under carpet
GF	Kitchen	18.5 X 10.5 ft	Linoleum	
GF	Bathroom	10.10 X 9.10 ft	Tiles	
BA1	Family room	18 X 18.8 ft	Linoleum	Fireplace-Stove. Wood fireplace
BA1	Cellar/Cold room	10.2 X 5.5 ft	Concrete	
BA1	Utility room	9.10 X 6.9 ft	Concrete	
<b>Additional Space</b>			<b>Size</b>	
Garage			18.5 X 19.11 ft	

<b>Apt. No.</b>	8797A	<b>End of Lease</b>	Vacant	<b>Included in Lease</b>
<b>No. of Rooms</b>	2	<b>Monthly Rent</b>		
<b>No. of Bedrooms (al)</b>	1	<b>Rental Value</b>	\$700	<b>Excluded in Lease</b>
<b>No. Bath/PR</b>	1+0	<b>Features</b>	Loft/Studio	
<b>Washer/Dryer (inst.)</b>		<b>No. of Parking Spaces</b>		

Level	Room	Size	Floor Covering	Additional Information
BA1	Kitchen	9.2 X 10.6 ft	Flexible floor coverings	
BA1	Bedroom	9.2 X 14.4 ft	Flexible floor coverings	
BA1	Bathroom	5 X 7.1 ft	Flexible floor coverings	

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<b>Apt. No.</b>	8799	<b>End of Lease</b>	Vacant	<b>Included in Lease</b>
<b>No. of Rooms</b>	6	<b>Monthly Rent</b>		
<b>No. of Bedrooms (all)</b>	3	<b>Rental Value</b>	\$1,200	<b>Excluded in Lease</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	14.9 X 16.7 ft	Flexible floor coverings	
2	Primary bedroom	10.8 X 16.1 ft	Flexible floor coverings	
2	Bedroom	11 X 11.9 ft	Flexible floor coverings	
2	Bedroom	9.11 X 15.10 ft	Flexible floor coverings	
2	Kitchen	18.8 X 10.7 ft	Flexible floor coverings	
2	Bathroom	10.8 X 7.4 ft	Tiles	

**Annual Potential Gross Revenue** \$40,800 (2023-08-28)

### Features

<b>Sewage System</b>	Municipality	<b>Loading Platform</b>	
<b>Water Supply</b>	Municipality	<b>Rented Equip. (monthly)</b>	Water heater - 2 (\$34)
<b>Foundation</b>	Poured concrete	<b>Renovations</b>	
<b>Roofing</b>	Asphalt and gravel	<b>Pool</b>	
<b>Siding</b>	Brick	<b>Parkg (total)</b>	Driveway (2), Garage (2)
<b>Dividing Floor</b>		<b>Driveway</b>	Paving stone
<b>Windows</b>		<b>Garage</b>	Attached, Double width or more
<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>	Electricity	<b>Lot</b>	
<b>Heating System</b>	Hot water	<b>Topography</b>	
<b>Floor Covering</b>		<b>Distinctive Features</b>	
<b>Basement</b>	6 feet and more, Finished basement	<b>Water (access)</b>	
<b>Bathroom</b>		<b>View</b>	
<b>Washer/Dryer (installation)</b>	Bathroom (1st level/Ground floor), Bathroom (2nd level)	<b>Proximity</b>	Daycare centre, Elementary school, High school, Highway, Hospital, Park, Public transportation
<b>Fireplace-Stove</b>	Wood fireplace	<b>Environmental Study</b>	
<b>Kitchen Cabinets</b>		<b>Energy efficiency</b>	
<b>Equipment/Services</b>		<b>Occupancy</b>	Double
<b>Mobility impaired accessible</b>			

### Inclusions

All items remaining in the immovable.

### Exclusions

### Broker - Remarks

This large duplex in a great neighbourhood is an excellent opportunity for an investor or owner-occupant. A large 6½ with bachelor in the basement, as well as a recently updated 5½ upstairs. Roof 2020, unistone driveway with double garage. Ready for immediate occupancy.

### Addendum

Sale without legal warranty of quality. The seller is the beneficiary of the estate.

All fireplaces and chimneys are sold as-is without any warranty with respect to their compliance with applicable regulations

and insurance company requirements.

A pre-listing building inspection report is available.

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. Any notary located outside of the West Island must be able to accommodate a virtual signing.

The seller will not be responding to any offers before Monday September 4th and all offers are to be left open for 48 hours.

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

**Seller's Declaration**

Yes SD-25978

The deeds are in the seller's possession since 2023

**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

8797-8799 Rue Leroux Montréal (LaSalle) H8R 3V7

<b>Potential Gross Revenue (2023-08-28)</b>		<b>Residential</b>	
Residential	\$40,800	<b>Type</b>	<b>Number</b>
Commercial		6 ½	1
Parking/Garages		7 ½	1
Other		Loft/Studio	1
<b>Total</b>	<b>\$40,800</b>	<b>Total</b>	<b>3</b>
<b>Vacancy Rate and Bad Debt</b>		<b>Commercial</b>	
Residential		<b>Type</b>	<b>Number</b>
Commercial			
Parking/Garages		<b>Others</b>	
Other		<b>Type</b>	<b>Number</b>
<b>Total</b>		Gross Income Multiplier	18.38 <sup>2</sup>
		Price per door	\$250 000
<b>Effective Gross Revenue</b>	<b>\$40,800</b>	Price per room	\$50 000
		Coefficient comparison of number of rooms	5.00
<b>Operating Expenses</b>		Total number of rooms	15
Municipal Tax (2023)	\$5,149		
School Tax (2023)	\$621		
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>\$5,770</b>		
<b>Net Operating Revenue</b>	<b>\$35,030</b>		



Frontage



Frontage



Living room



Living room



Living room



Primary bedroom



Primary bedroom



Bedroom



Bedroom



Bedroom



Hall



Bathroom



Bathroom



Kitchen



Kitchen



Kitchen



Kitchen



Basement



Basement



Basement



Other



Other



Cellar/Cold room



Garage