



Mark Broady, Residential and Commercial Real Estate Broker
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Centris No. 16410397 (Active)



\$895,000 + GST/QST

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

Region Montréal
Neighbourhood Saint-Paul/Émard
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 (139.65%)
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	2024-06-30	Included in Lease	Outdoor parking (0), Water taxes, Indoor parking (0)
No. of Rooms	4	Monthly Rent	\$1,200	Excluded in Lease	Heating, Internet, Electricity, Hot water, Furnished, Partially furnished
No. of Bedrooms (al2)		Rental Value			
No. Bath/PR	1+0	Features			
Washer/Dryer (inst.)		No. of Parking Spaces	Int. : 0 Ext. : 0		

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 \$14,400 (2022-11-01)

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

Type	Commercial	Monthly Rent		Included in Lease	Outdoor parking (2)
Unit Number	6556	Type of Lease		Excluded in Leas	
Firm Name	MCDI SECURITY PRODUCTS INC.	Rental Value	\$3,000		

Area	1,259 sqft	Renewal Option
Lease	Owner-occupant	Block Sale
Annual Potential Gross Revenue	\$36,000 (2022-11-01)	

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 (2022-11-01)				

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			
Equipment/Services	Central air conditioning, Wall-mounted air conditioning, Wall-mounted heat pump	Occupancy			
Mobility impaired accessible					

Inclusions

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

Broker - 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

Seller's Declaration

Yes SD-81471

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

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

Potential Gross Revenue (2023-07-01)		Residential	Number
Residential	\$14,400	Type	
Commercial	\$36,000	4 ½	1
Parking/Garages	\$3,600	Total	1
Other		Commercial	
Total	\$54,000	Type	Number
Vacancy Rate and Bad Debt		Commercial	1
Residential		Total	1
Commercial		Others	
Parking/Garages		Type	Number
Other		Parking/Garages	2
Total			
Effective Gross Revenue	\$54,000	Gross Income Multiplier	16.57 ³
Operating Expenses		Price per door	\$895 000 ¹
Municipal Tax (2023)	\$10,287	Price per room	\$223 750 ¹
School Tax (2023)	\$496	Coefficient comparison of number of rooms	4.00 ¹
Infrastructure Tax		Total number of rooms	4 ¹
Business Tax (2023)	\$2,023		
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	\$15,206		
Net Operating Revenue	\$38,794		



Frontage



Frontage



Interior



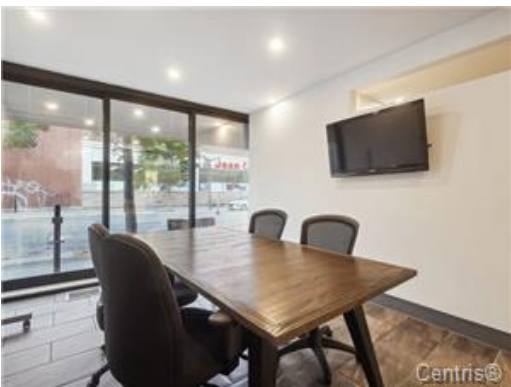
Interior



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