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Centris No. 26601432 (Active)



\$1,588,888

6 Rue St-Charles
Montréal (L'Île-Bizard/Sainte-Geneviève)
H9C 1L3

Region Montréal
Neighbourhood L'Île-Bizard
Near Cherrier
Body of Water

Property Type	6-plex	Year Built	1987
Property Use	Residential only	Lot Assessment	\$183,600
Building Type	Detached	Building Assessment	\$687,900
Total Number of Floors	3	Total Assessment	\$871,500 (182.32%)
Building Size	33 X 55 ft	Expected Delivery Date	
Living Area		Reposess./Judicial auth.	No
Building Area		Trade possible	
Lot Size	81 X 120 ft	Certificate of Location	Yes (2010)
Lot Area	9,880 sqft	File Number	
Cadastre	4298748	Occupancy	According to the leases
Zoning	Residential	Deed of Sale Signature	30 days PP Accepted

Monthly Revenues (residential) - 6 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
4 1/2	6	5	\$4,945	1	\$1,300
Annual Potential Gross Revenue			\$74,940 (2024-05-31)		

Features

Sewage System	Municipality	Loading Platform	
Water Supply	Municipality	Rented Equip. (monthly)	Water heater - 2 (\$35)
Foundation		Renovations	
Roofing		Pool	
Siding		Parkg (total)	Driveway (8)
Dividing Floor		Driveway	Asphalt
Windows		Garage	
Window Type		Carport	
Energy/Heating	Electricity	Lot	
Heating System	Electric baseboard units	Topography	
Floor Covering		Distinctive Features	Cul-de-sac
Basement		Water (access)	
Bathroom		View	
Washer/Dryer (installation)		Proximity	
Fireplace-Stove		Environmental Study	
Kitchen Cabinets		Energy efficiency	
Property/Unit Amenity		Occupancy	

Building Amenity
Mobility impaired accessible

Inclusions

all light fixtures, 4 hot water tanks (apt. #s 1,2,3,4)

Exclusions

all tenants' belongings. Service and leasing contracts on appliances and equipment to be assumed by the buyer: 2 hot water tanks (apts. #5 & #6)

Remarks

Discover an exceptional investment in this meticulously maintained 6-plex revenue property. The building is very clean, require little to no maintenance, and has respectful tenants who always pay on time. Four of the six units boast newly renovated kitchens, bathrooms, and flooring, all completed by skilled contractors with quality finishes. The roof was replaced in 2010. This non-smoking, no-pets property offers significant potential for a creative buyer . With rents below market value, there's ample opportunity for increases or a potential condo conversion.

Addendum

* Please note the potential annual gross revenues are calculated with the new rental amounts which begin July 1, 2024

* Desjardins offers residential mortgages for 6-plex

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

Seller's Declaration

No

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

6 Rue St-Charles Montréal (L'Île-Bizard/Sainte-Geneviève) H9C 1L3

Potential Gross Revenue (2024-06-01)		Residential	Number
Residential	\$74,940	Type	6
Commercial		4 ½	
Parking/Garages		Total	6
Other		Commercial	
Total	\$74,940	Type	Number
Vacancy Rate and Bad Debt		Others	Number
Residential		Type	
Commercial		<hr/>	
Parking/Garages		Gross Income Multiplier	21.20 ²
Other		Price per door	\$264 815
Total		Price per room	\$66 204
Effective Gross Revenue	\$74,940	Coefficient comparison of number of rooms	4.00
Operating Expenses		Total number of rooms	24
Municipal Tax (2024)	\$6,112		
School Tax (2024)	\$704		
Infrastructure Tax			
Business Tax			
Water Tax			
Energy - Electricity	\$349		
Energy - Heating oil			
Energy - Gas			
Elevator(s)			
Insurance	\$2,165		
Cable (TV)			
Superintendent			
Sanitary Container			
Snow Removal			
Maintenance			
Equipment (Rental)			
Common Expenses			
Management/Administration			
Garbage			
Lawn			
Advertising			
Security			
Recovery of expenses			
Total	\$9,330		
Net Operating Revenue	\$65,610		



Frontage



Overall view



Kitchen



Kitchen



Living room



Overall view



Bedroom



Bedroom



Bathroom



Overall view



Living room



Kitchen



Bedroom



Bedroom



Bathroom



Bathroom



Living room



Overall view



Dining room



Kitchen



Bedroom



Bedroom



Bathroom



Bathroom