



Mark Broady, Residential and Commercial Real Estate Broker
ROYAL LEPAGE VILLAGE
 Real Estate Agency
 263-C, boul. St-Jean
 Pointe-Claire (QC) H9R 3J1
<http://www.teambroady.ca>

514-991-3937 / 514-694-2121
 Fax : 514-695-1869
mbroady@royallepage.ca



Centris No. 27132975 (Active)



\$749,000 + GST/QST

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

Region Montréal
Neighbourhood Others
Near Crevier
Body of Water

Property Type	Duplex	Year Built	1951
Property Use	Residential and commercial	Lot Assessment	\$81,100
Building Type	Attached	Building Assessment	\$419,800
Total Number of Floors	2	Total Assessment	\$500,900 (149.53%)
Building Size	25 X 67 ft	Expected Delivery Date	
Living Area		Reposess./Judicial auth.	No
Building Area	1,675 sqft	Trade possible	
Lot Size	25 X 97 ft	Certificate of Location	Yes (2023)
Lot Area	2,425 sqft	File Number	
Cadastre	1516297	Occupancy	According to the leases
Zoning	Residential, Commercial	Deed of Sale Signature	30 days PP Accepted

Monthly Revenues (residential) - 1 unit(s)

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

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

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)

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

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

Features

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

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).

Broker - Remarks

Incredible investment opportunity. Semi-Commercial Duplex centrally located in a residential area of VSL near Bois -Franc. In close proximity to multiple restaurants, shopping centers, elementary schools & parks. The building has been well maintained by the owner since 1992. Major renovations in 2004 (the interior of the main floor & 2nd level were renovated). 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 & equipment. 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

Potential Gross Revenue (2023-09-20)		Residential	Number
Residential	\$9,720	Type	
Commercial	\$30,000	6 ½	1
Parking/Garages		Total	1
Other		Commercial	
Total	\$39,720	Type	Number
Vacancy Rate and Bad Debt		Commercial	1
Residential		Total	1
Commercial		Others	
Parking/Garages		Type	Number
Other			
Total		Gross Income Multiplier	18.86 ¹
Effective Gross Revenue	\$39,720	Price per door	\$749 000 ¹
Operating Expenses		Price per room	\$124 833 ¹
Municipal Tax (2023)	\$7,617	Coefficient comparison of number of rooms	6.00 ¹
School Tax (2023)	\$375	Total number of rooms	6 ¹
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			
Total	\$7,992		
Net Operating Revenue	\$31,728		



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 pi²

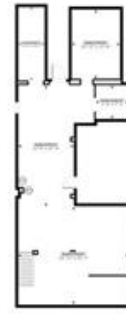


Other



Frontage

SOUS-SOL Aire Int. 1287 pi²



Other