



Andy Pham, Certified Real Estate Broker AEO
AGENCE MONTRÉAL-IMMO
 Real Estate Agency
 3120, Denis Papin
 Montréal (QC) H1Z 1W6
<http://montreal-immo.com>

514-655-5622 / 1-855-258-8889
 Fax : 514-221-4215
andy@vndir.org

Centris No. 11675079 (Active)



\$950,000

8138-8144 Boul. St-Michel
Montréal (Villeray/Saint-Michel/Parc-Extension)
H1Z 3E2

Region Montréal
Neighbourhood Saint-Michel
Near Jarry
Body of Water

Property Type	Quintuplex	Year Built	1959
Property Use	Residential only	Lot Assessment	\$146,200
Building Type	Semi-detached	Building Assessment	\$575,000
Total Number of Floors	2	Total Assessment	\$721,200 (2018)
Building Size	28 X 38 ft irr	Expected Delivery Date	
Living Area		Reposess./Judicial auth.	No
Building Area		Trade possible	
Lot Size	33 X 92.7 ft	Certificate of Location	Yes (2012)
Lot Area	31,417 sqft	File Number	
Cadastre	1 741 321	Occupancy	30 days PP Accepted
Zoning		Deed of Sale Signature	30 days PP Accepted

Monthly Revenues (residential) - 5 unit(s)

Apt. No.	8138	End of Lease	Vacant	Included in Lease
No. of Rooms	7	Monthly Rent		
No. of Bedrooms	2	Rental Value	\$1,600	Excluded in Lease
No. Bath/PR	2+0	Features		
Washer/Dryer (inst.)	Yes	No. of Parking Spaces		

Level	Room	Size	Floor Covering	Additional Information
GF	Master bedroom	12.8 X 14.2 ft	Wood	Armoires integres
GF	Bedroom	12.8 X 13.5 ft	Wood	
GF	Bathroom	7 X 9 ft irr	Ceramic	
GF	Bathroom	9 X 8.5 ft	Ceramic	
GF	Living room	12.5 X 10.2 ft	Wood	
GF	Kitchen	3 X 3 ft irr	Ceramic	

Apt. No.	8140	End of Lease	2021-06-30	Included in Lease
No. of Rooms	5	Monthly Rent	\$665	
No. of Bedrooms	1	Rental Value		Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)	Yes	No. of Parking Spaces		

Apt. No.	8142	End of Lease	2021-06-30	Included in Lease
No. of Rooms	5	Monthly Rent	\$660	
No. of Bedrooms	1	Rental Value		Excluded in Lease

No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)	Yes	No. of Parking Spaces		
<hr/>				
Apt. No.	8144	End of Lease	2021-06-30	Included in Lease
No. of Rooms	5	Monthly Rent	\$565	
No. of Bedrooms	1	Rental Value		Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)	Yes	No. of Parking Spaces		
<hr/>				
Apt. No.	8138A	End of Lease	2021-06-30	Included in Lease Heating, Electricity, Hot water
No. of Rooms	3	Monthly Rent	\$500	
No. of Bedrooms	1	Rental Value		Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)	Yes	No. of Parking Spaces		
<hr/>				
Annual Potential Gross Revenue			\$47,880	(2020-09-01)

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	1	\$100	1	\$300
Annual Potential Gross Revenue			\$4,800	(2020-09-01)	

Features					
Sewage System	Municipality	Loading Platform			
Water Supply	Municipality	Rented Equip. (monthly)			
Foundation		Renovations			
Roofing		Pool			
Siding		Parkg (total)			
Dividing Floor		Driveway			
Windows		Garage			
Window Type		Carport			
Energy/Heating	Electricity	Lot			
Heating System	Electric baseboard units, Heating floor	Topography			
Floor Covering		Distinctive Features			
Basement		Water (access)			
Bathroom	Ensuite bathroom, Jacuzzi bathtub, Separate shower	View			
Washer/Dryer (installation)	Bathroom (1st level/Ground floor)	Proximity			
Fireplace-Stove		Environmental Study			
Kitchen Cabinets		Energy efficiency			
Equipment/Services		Occupancy		Single	

Inclusions

Exclusions

Broker - Remarks
 Boulevard Saint-Michel at the corner of rue Jarry, a Cinq-Plex with 3 of 3 1/2 and 1 studio is fully rented. The new owner can occupy a magnificent ground floor with 2 spacious bedrooms with 2 bathrooms adjoining the bedrooms.

Addendum

Boulevard Saint-Michel at the corner of rue Jarry, a Cinq-Plex with 3 of 3 1/2 and 1 studio is fully rented. The new owner can occupy a magnificent ground floor with 2 spacious bedrooms with 2 bathrooms accessible from the bedrooms. The heated floor keeps the house very warm and economical during the winter. The location is excellent. Next to the bus stop, metro, markets and all amenities.

The entrance was built with protection against the snow wind as well as the back yard. There is a spacious 2 story garage with an "acquired right" in the back yard.

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

Yes SD-25056

Source

AGENCE MONTRÉAL-IMMO, 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

8138-8144 Boul. St-Michel Montréal (Villeray/Saint-Michel/Parc-Extension) H1Z 3E2

Potential Gross Revenue (2020-09-04)		Residential	
Residential	\$47,880	Type	Number
Commercial		3 ½	1
Parking/Garages	\$4,800	5 ½	3
Other		7 ½	1
Total	\$52,680	Total	5
Vacancy Rate and Bad Debt		Commercial	
Residential		Type	Number
Commercial			
Parking/Garages		Others	Number
Other		Type	Number
Total		Parking/Garages	2
Effective Gross Revenue	\$52,680		
Operating Expenses			
Municipal Taxes (2020)	\$4,806		
School Taxes (2020)	\$750		
Infrastructure Taxes			
Business Taxes			
Water Taxes			
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	\$5,556		
Net Operating Revenue	\$47,124		



Frontage



Bedroom



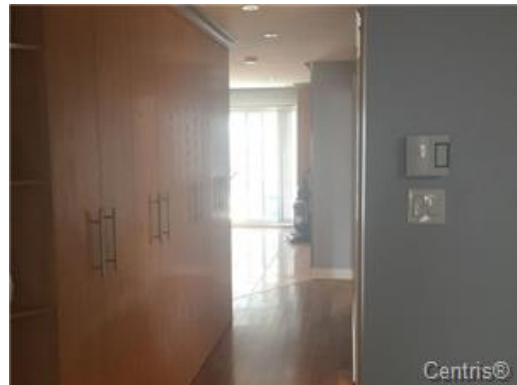
Bedroom



Bedroom



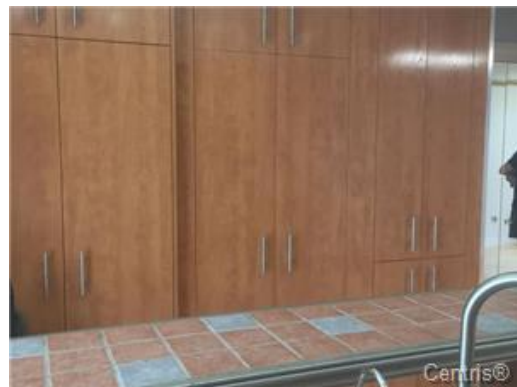
Passageway



Passageway



Kitchen



Kitchen



Kitchen



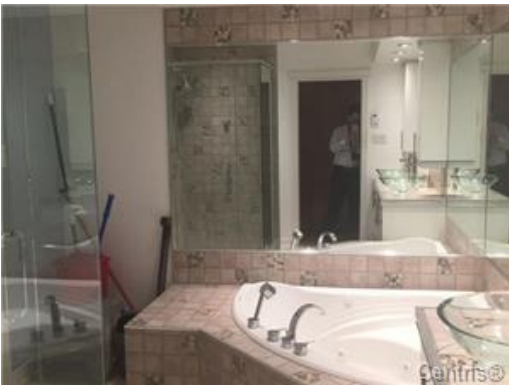
Dining room



Ensuite bathroom



Ensuite bathroom



Ensuite bathroom



Master bedroom



Patio



Back facade



Back facade



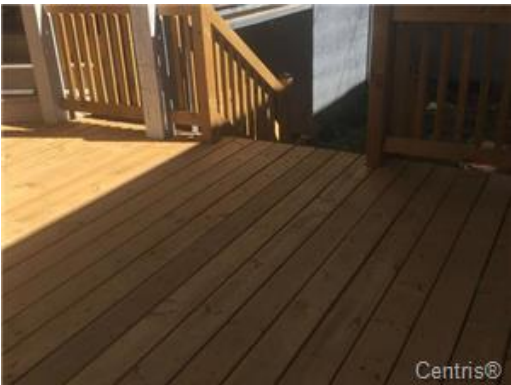
Backyard



Backyard



Patio



Patio



Solarium



Other



Warehouse