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MLS® No. 8290709 (Active)



\$550,000

6565-6571 Boul. Pie-IX
Rosemont/La Petite-Patrie (Montréal)
H1X 2C5

Region Montréal
Neighbourhood Rosemont
Near
Body of Water

Property Type	Quintuplex	Year Built	Unknown
Property Use	Residential only	Expected Delivery Date	
Building Type	Detached	Repossession	No
Total Number of Floors		Trade Possible	
Building Size	45 X 41 ft irr	Certificate of Location	Yes (2007)
Living Area		File Number	
Lot Size	50 X 102 ft	Possession Date	According to the leases
Lot Area	5,100.00 sqft	Deed of Sale Signature	20 days PP/PR Accepted
Québec Cadastre	2 785 419		
Zoning			

Municipal Assessment		Taxes (annual)		Energy (annual)	
Year	2010	Municipal	\$4,856 (2010)	Electricity	
Lot	\$189,500	School	\$1,041 (2010)	Oil	
Building	\$253,200	Infrastructure		Gas	
		Business Taxes			
		Water			
Total	\$442,700	Total	\$5,897	Total	

Monthly Revenues (residential) - 5 unit(s)					
Apt. No.	6565	End of Lease	2010-06-30	Included in Lease	
No. of Rooms	3	Effective Monthly Rent	\$550		
No. of Bedrooms	1	Potential Monthly Rent		Excluded in Lease	
No. Bath/PR	1+0	Features			
Washer/Dryer (inst.)	Yes	No. of Parking Spaces			
Level	Room	Size	Floor Covering	Additional Information	
BA1	Living room	13.7 X 11.1 ft	Wood		
BA1	Kitchen	10.6 X 10.2 ft	Wood		
BA1	Dining room	10.8 X 7.6 ft	Wood	Installation laveuse-sécheuse	
BA1	Bedroom	11 X 9.2 ft	Wood		
BA1	Bathroom	7.8 X 4.7 ft	Ceramic		
Apt. No.	6567A	End of Lease	2011-06-30	Included in Lease	
No. of Rooms	2	Effective Monthly Rent	\$460		
No. of Bedrooms	0	Potential Monthly Rent		Excluded in Lease	
No. Bath/PR	1+0	Features			
Washer/Dryer (inst.)		No. of Parking Spaces			

Level	Room	Size	Floor Covering	Additional Information
BA1	Living room	13.5 X 11 ft	Laminate floor	
BA1	Kitchen	11 X 9.3 ft		
BA1	Bathroom	9 X 5.7 ft	Ceramic	
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Apt. No.	6567	End of Lease	2010-06-30	Included in Lease
No. of Rooms	6	Effective Monthly Rent	\$1,270	
No. of Bedrooms	4	Potential Monthly Rent		Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)	Yes	No. of Parking Spaces		
Level	Room	Size	Floor Covering	Additional Information
GF	Living room	13.2 X 12.5 ft	Wood	
GF	Kitchen	16.1 X 11.8 ft		
GF	Bedroom	12 X 10.2 ft	Wood	
GF	Bedroom	12.1 X 12.2 ft	Wood	
GF	Bedroom	12 X 12.3 ft	Wood	
GF	Bedroom	11.9 X 11.10 ft	Wood	
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Apt. No.	6569	End of Lease	2010-06-30	Included in Lease
No. of Rooms	3	Effective Monthly Rent	\$470	
No. of Bedrooms	1	Potential Monthly Rent		Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)		No. of Parking Spaces		
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Apt. No.	6571	End of Lease	2010-06-30	Included in Lease
No. of Rooms	3	Effective Monthly Rent	\$555	
No. of Bedrooms	1	Potential Monthly Rent		Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)		No. of Parking Spaces		
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Effective Annual Gross Revenue (residential)		\$39,660	Potential Annual Gross Revenue (residential)	
		(2010-02-06)		

Grand Total of Annual Effective Gross Revenue	\$39,660	Grand Total of Annual Potential Gross Revenue	\$0
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Features		
Sewage System	Municipality	Loading Platform
Water Supply	Municipality	Rented Equip. (monthly)
Foundation		Renovations
Roofing		Pool
Siding	Brick	Parking
Dividing Floor		Driveway
Windows		Garage
Window Type		Carport
Energy/Heating	Electricity	Lot
Heating System	Electric baseboard units	Topography
Floor Covering		Distinctive Features
Basement		Water (access)
Bathroom		View
Washer/Dryer (installation)		Proximity
Fireplace-Stove		Environmental Study
Kitchen Cabinets		
Equipment/Services		

Inclusions
6571 four et laveuse sans garantie.

Exclusions

Luminaires, rideaux, système d'alarme et effets des locataires.

MLS® Remarks

Une belle opportunité d'affaire, bon revenu. Peut aussi convenir pour un propriétaire occupant (en respectant les baux) car logement au RDC assez grand et garage. Plusieurs rénovations sont faites dans les appartements. À ne pas manquer le secteur est très intéressant.

Addendum

Quelques documents sont encore manquants. Voir avec l'agent.

Seller's Declaration

Yes SD-15885

La présente ne constitue pas une offre ou une promesse de vente pouvant lier le vendeur à l'acheteur, mais une invitation à soumettre des promesses d'achat.



Exterior



Exterior



Exterior



Living room



Kitchen



Kitchen



Dining room



Bedroom



Bathroom



Other