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Centris® No. 12166497 (Active)



\$649,000

**47-53 16e Avenue
 Lachine (Montréal)
 H8S 3M3**

Region Montréal
Neighbourhood East
Near St-Joseph
Body of Water

Property Type	Quadruplex	Year Built	1930
Property Use	Residential only	Lot Assessment	\$136,900
Building Type	Detached	Building Assessment	\$493,700
Total Number of Floors		Total Assessment	\$630,600 (2015)
Building Size	32 X 62 ft	Expected Delivery Date	
Living Area		Reposess./Judicial auth.	No
Building Area		Trade possible	
Lot Size	40 X 90 ft	Certificate of Location	Yes (2019)
Lot Area	3,592 sqft	File Number	
Cadastre	1247315	Occupancy	According to the leases
Zoning	Residential	Deed of Sale Signature	30 days PP Accepted

Monthly Revenues (residential) - 4 unit(s)

Apt. No.	47 Mair	End of Lease	2020-03-31	Included in Lease	Outdoor parking (1)
No. of Rooms	9	Monthly Rent	\$1,233	Excluded in Lease	
No. of Bedrooms	4	Rental Value			
No. Bath/PR	2+0	Features			
Washer/Dryer (inst.)	Yes	No. of Parking Spaces	Ext. : 1		

Apt. No.	49 Up	End of Lease	2020-06-30	Included in Lease	
No. of Rooms	5	Monthly Rent	\$650	Excluded in Lease	
No. of Bedrooms	3	Rental Value			
No. Bath/PR	1+0	Features			
Washer/Dryer (inst.)	Yes	No. of Parking Spaces			

Apt. No.	51 Up	End of Lease	Vacant	Included in Lease	
No. of Rooms	5	Monthly Rent		Excluded in Lease	
No. of Bedrooms	2	Rental Value	\$680		
No. Bath/PR	1+0	Features			
Washer/Dryer (inst.)	Yes	No. of Parking Spaces			

Apt. No.	53 Mair	End of Lease	2020-06-30	Included in Lease	
No. of Rooms	5	Monthly Rent	\$620	Excluded in Lease	
No. of Bedrooms	2	Rental Value			

No. Bath/PR	1+0	Features
Washer/Dryer (inst.)	Yes	No. of Parking Spaces
Annual Potential Gross Revenue		\$38,196 (2019-03-10)

Features		
Sewage System	Municipality	Loading Platform
Water Supply	Municipality	Rented Equip. (monthly) Water heater - 4
Foundation		Renovations
Roofing	Asphalt and gravel	Pool
Siding	Brick	Parking Driveway (1)
Dividing Floor		Driveway Paving stone
Windows		Garage
Window Type		Carport
Energy/Heating	Electricity	Lot
Heating System	Electric baseboard units	Topography Flat
Floor Covering	Carpet, Wood	Distinctive Features
Basement	6 feet and more, Finished basement	Water (access)
Bathroom		View
Washer/Dryer (installation)		Proximity Bicycle path, Commuter train, Daycare centre, Elementary school, High school, Highway, Hospital, Park, Public transportation
Fireplace-Stove		Environmental Study
Kitchen Cabinets		Energy efficiency
Equipment/Services		Occupancy

Inclusions

Exclusions

Broker - Remarks
Potential revenues: \$38,196. Tenants pay heat/hydro. Great opportunity to acquire a 4-plex only steps from the booming Lachine canal! Spacious 9 room apartment on main floor with finished basement, 2 bathrooms & workshop. Plus three 5 1/2's. 9ft ceilings. Vintage moldings. Hardwood floors in all units. Unistone driveway.

Addendum
There is also a separate door to basement from exterior. This fourplex is only 4 properties up from attractive boardwalk development along lake... restaurants, shops, bike bath, parks. One block from college Sainte-Anne. One apartment vacant as of April 1st (2019) to allow possibility of buyer moving in. Front doors, balcony & railings (2013) 3 of 5 bathrooms recently updated. (2019, 2018, 2013) Tenants pay for hot water heater rentals.(approx \$15/mth each) Mortgage pre-approval must be provided prior to visiting. Exterior brickwork & pointing required.

Sale with legal warranty

Seller's Declaration	Yes SD-16287
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Source	IMMEUBLES MTL / MTL REALTY, Real Estate Agency
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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

47-53 16e Avenue Lachine (Montréal) H8S 3M3

Potential Gross Revenue (2019-07-01)		Residential	
Residential	\$38,196	Type	Number
Commercial		5 ½	3
Parking/Garages		9 ½	1
Other		Total	4
Total	\$38,196	Commercial	
Vacancy Rate and Bad Debt		Type	Number
Residential		Others	
Commercial		Type	Number
Parking/Garages			
Other			
Total			
Effective Gross Revenue	\$38,196		
Operating Expenses			
Municipal Taxes (2019)	\$5,637		
School Taxes (2018)	\$1,043		
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	\$6,680		
Net Operating Revenue	\$31,516		



Frontage



Living room



Living room



Kitchen



Kitchen



Bathroom



Bedroom



Bedroom



Bedroom



Basement



Basement



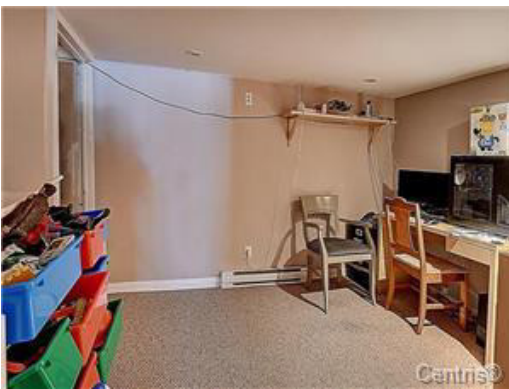
Basement



Basement



Basement



Basement



Basement



Basement



Bedroom



Bedroom



Living room



Bedroom



Bathroom



Dining room



Kitchen