



Justin Lachapelle, Certified Residential and Commercial Real Estate Broker AEO
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Centris No. 19918470 (Active)



\$799,000

**773-777 5e Avenue
 Montréal (Lachine)
 H8S 2W5**

Region Montréal
Neighbourhood East
Near
Body of Water

Property Type	Quadruplex	Year Built	1941
Property Use	Residential only	Lot Assessment	\$242,100
Building Type	Detached	Building Assessment	\$329,800
Total Number of Floors	2	Total Assessment	\$571,900 (139.71%)
Building Size	32 X 45 ft	Expected Delivery Date	
Living Area		Reposess./Judicial auth.	No
Building Area		Trade possible	
Lot Size	50 X 75 ft	Certificate of Location	Yes (2023)
Lot Area	3,750 sqft	File Number	
Cadastre	2135089	Occupancy	60 days PP Accepted
Zoning	Residential	Deed of Sale Signature	30 days PP Accepted

Monthly Revenues (residential) - 4 unit(s)

Apt. No.	777	End of Lease	Owner-occupant	Included in Lease
No. of Rooms	4	Monthly Rent		
No. of Bedrooms (al2)		Rental Value	\$1,700	Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)		No. of Parking Spaces		

Level	Room	Size	Floor Covering	Additional Information
GF	Kitchen	14.9 X 13.5 ft	Ceramic	Kitchen/dinette combo
GF	Living room	13.3 X 11.10 ft	Wood	
GF	Bedroom	13.4 X 11 ft	Wood	
GF	Bedroom	13.3 X 9 ft	Wood	
GF	Bathroom	12.9 X 5 ft	Ceramic	
Additional Space			Size	
Gazebo			13 X 11 ft	

Apt. No.	775	End of Lease	2024-06-30	Included in Lease	Water taxes, Snow removal, Lawn
No. of Rooms	3	Monthly Rent	\$715	Excluded in Lease	Heating, Internet, Electricity, Hot water
No. of Bedrooms (al1)		Rental Value			
No. Bath/PR	1+0	Features			
Washer/Dryer (inst.)	Yes	No. of Parking Spaces			

Apt. No.	773	End of Lease	2024-06-30	Included in Lease	Water taxes, Snow removal, Lawn
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No. of Rooms	3	Monthly Rent	\$532	
No. of Bedrooms (all)	1	Rental Value		Excluded in Lease Heating, Internet, Electricity, Hot water
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)	Yes	No. of Parking Spaces		
<hr/>				
Apt. No.	777A	End of Lease	Owner-occupant	Included in Lease
No. of Rooms	3	Monthly Rent		
No. of Bedrooms (all)	1	Rental Value	\$850	Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)	Yes	No. of Parking Spaces		
Annual Potential Gross Revenue		\$45,564 (2023-07-30)		

Features

Sewage System	Municipality	Loading Platform	
Water Supply	Municipality	Rented Equip. (monthly)	
Foundation	Concrete blocks	Renovations	
Roofing		Pool	
Siding		Parkg (total)	Driveway (4)
Dividing Floor		Driveway	Asphalt, Double width or more
Windows		Garage	
Window Type		Carport	
Energy/Heating	Electricity	Lot	
Heating System	Electric baseboard units	Topography	
Floor Covering		Distinctive Features	
Basement	Outdoor entrance, Unfinished	Water (access)	
Bathroom		View	
Washer/Dryer (installation)		Proximity	Bicycle path, CEGEP, Commuter train, Daycare centre, Elementary school, Golf, High school, Highway, Hospital, Public transportation
Fireplace-Stove		Environmental Study	
Kitchen Cabinets		Energy efficiency	
Equipment/Services	Wall-mounted air conditioning, Air exchange system, Central vacuum cleaner system installation, Alarm system, Wall-mounted heat pump	Occupancy	
Mobility impaired accessible			

Inclusions

Apartment 777: Stove, dishwasher, range hood/microwave, alarm, central vac & accessories, gazebo, 4 sheds.

Exclusions

All appliances are excluded except for stove, dishwasher, and range hood/microwave in apartment 777. Appliances belong to tenants in apartments 773 & 775.

Broker - Remarks

Well maintained detached 4plex with beautifully renovated move-in ready 4.5 with 2 driveways. Both 1st floor apartments are owner occupied and could be rented for \$1,700 (4.5) and \$850 (3.5). Two 2nd floor apartments are presently rented for \$715 (3.5) and \$532 (3.5). Current yearly revenue is \$14,964. Potential revenue with all 4 apartments rented is \$45,564. Patio doors off kitchen lead to meticulous yard with an impressive 3 season gazebo. Fenced backyard. 1.4 km walk to Lachine canal/restaurants/shops. 12 minute drive to downtown Montreal. Low taxes \$3,803!

Addendum

Mortgage pre-approval required prior to visiting.
3 cars can be parked on right side double width driveway.
(2 at front and 1 on the side in tandem)

1 car can be parked on left driveway.

The owner currently uses the both 1st floor apartments for himself as a 7 1/2. (777 + 777A)

In 1976 the building was used as a 4plex. There are 4 separate hydro meters and 4 panel boxes if future buyer would like to use as 4plex. Some minor modifications would be required.

Other updates:

Panel boxes:

1st floor: 777 200amps + 777A 100amps

2nd floor: 773 & 775 each have a 125amp panel box.

Wall mounted heat pump (includes A/C) in 777 (2021) & 775 (2023).

Wall mounted A/C 773 (2019) & 777 (2008).

Windows & doors: 1st floor 2017, laundry room + front door + 2nd floor 2008.

French drain installed in 2007 with foundation membrane.

Water main changed to copper in 1980.

Corian kitchen counter in apartment 777.

Bathroom in 777A was updated in 2021.

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

Seller's Declaration

Yes SD-27230

In compliance with environmental protection laws

Source

IMMEUBLES MTL / MTL REALTY, 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

773-777 5e Avenue Montréal (Lachine) H8S 2W5

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Frontage



Frontage



Other



Other

LOGEMENTS 777 ET 777A, REZ-DE-CHAUSSE Aire Int. 1510 pi²



Other



Living room



Living room



Kitchen



Dining room



Kitchen



Kitchen



Bathroom



Primary bedroom



Primary bedroom



Bedroom



Other



Other



Other



Other



Other

LOGEMENT 775 ETAGE Aire INCL. 716 sq'



PLAN

Other

See photos on the Centris®



Other



Other



Other