



\$229,000

**179 Rue du Marché
Salaberry-de-Valleyfield
J6T 1R3**

Region Montérégie
Neighbourhood Salaberry-de-Valleyfield
Near St-Pierre
Body of Water

Property Type	Triplex	Year Built	1938
Property Use	Residential only	Lot Assessment	\$52,300
Building Type	Detached	Building Assessment	\$78,000
Total Number of Floors	3	Total Assessment	\$130,300 (2017)
Building Size	28 X 35 ft irr	Expected Delivery Date	
Living Area		Repossession	
Building Area		Trade possible	
Lot Size	47 X 91 ft	Certificate of Location	Yes (2009)
Lot Area	4,370 sqft	File Number	
Cadastre	3818684	Occupancy	30 days PP Accepted
Zoning	Residential	Deed of Sale Signature	30 days PP Accepted

Monthly Revenues (residential) - 3 unit(s)				
Apt. No.	179	End of Lease	2017-06-30	Included in Lease Outdoor parking (1), Storage
No. of Rooms	4	Monthly Rent	\$640	Excluded in Lease Heating, Electricity
No. of Bedrooms	2	Rental Value		
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)	Yes	No. of Parking Spaces	Ext. : 1	
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Apt. No.	65	End of Lease	2017-06-30	Included in Lease Outdoor parking (1), Storage
No. of Rooms	4	Monthly Rent	\$600	Excluded in Lease Heating, Electricity
No. of Bedrooms	2	Rental Value		
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)	Yes	No. of Parking Spaces	Ext. : 1	
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Apt. No.	65-2	End of Lease	2017-06-30	Included in Lease Outdoor parking (1), Storage
No. of Rooms	4	Monthly Rent	\$400	Excluded in Lease Heating, Electricity
No. of Bedrooms	2	Rental Value		
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)	Yes	No. of Parking Spaces	Ext. : 1	
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Annual Potential Gross Revenue	\$19,680 (2016-07-01)			

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	1	1	\$50		
Annual Potential Gross Revenue	\$600 (2016-12-01)				

Features

Sewage System	Municipality	Loading Platform	
Water Supply	Municipality	Rented Equip. (monthly)	
Foundation	Poured concrete	Renovations	
Roofing	Asphalt shingles	Pool	
Siding	Vinyl	Parking	Driveway (3), Garage (1)
Dividing Floor		Driveway	Paving stone
Windows		Garage	Detached, Single width
Window Type		Carport	
Energy/Heating	Electricity	Lot	
Heating System	Electric baseboard units	Topograpy	
Floor Covering		Distinctive Features	
Basement	6 feet and more	Water (access)	
Bathroom		View	
Washer/Dryer (installation)		Proximity	
Fireplace-Stove		Environmental Study	
Kitchen Cabinets		Energy efficiency	
Equipment/Services		Occupancy	

Inclusions

1 washer, 1 dryer, 2 stoves, 3 refrigerators

Exclusions

Broker - Remarks

Triplex with over \$100,000 in renos since 2009. Actual rents: \$20,280. Potential rents: \$22,680. New foundation poured in 2009. Detached garage. Storage shed with 3 spaces. 3 car unistone driveway. Tenants pay heat in all three 4 1/2's. Steps from Valleyfield Marina & Sauvé Park. Close to CEGEP and amenities. Taxes: \$3,589. Great investment!

Addendum

Renos:

2013 - 2016:

2 of 3 apartments have new kitchens, bathrooms & floors.

New soffits & fascias

New gutters

New unistone driveway (3 spaces) + front & back walkways

Lot graded & sodded

New storage cabana with 3 divisions. (3 doors)

Upper back porch extended

Front porch roof repaired

Garage (13' x 21'):

New studs with 1/2" plywood walls

New trusses & metal roof

New garage and side doors

New soffits & fascias

New 3" megablock unistone floor

2009:

Building raised and new foundation poured

New roof plywood & shingles

12 new windows & 3 doors

Most plumbing and electrical has been updated.

3 new 100amp panel boxes.

Garage presently shared for \$50/mth. Whole garage could be rented for \$150/mth.
Basement 4 1/2 rented for \$400/mth (tenant is content), could get \$500 once renovated.

Sale with legal warranty

Seller's Declaration Yes SD-50920

Owner

Yves Cadieux (E)
258 3ieme rue
St-Zotique J0P 1Z0

Representative

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.

Listing Broker(s)

IMMEUBLES MTL / MTL REALTY
Real Estate Agency
514-234-1275
justin@immeubles-mtl.com
<http://www.immeubles-mtl.com>

Justin Lachapelle
Certified Real Estate Broker AEO
514-234-1275
justin@immeubles-mtl.com
<http://www.immeubles-mtl.com>

Compensation to Selling Broker		Broker's Declaration	No
Sale	2.5%	Contract-Sale	22208
Date of Contract Signature	2017-01-26	Listing on the Internet	Yes
Expiration Date	2017-12-15	Last Price	\$229,000
Appointment Info		Previous Price	
Name of the person to contact		Original Price	\$229,000
Telephone for Appointment			
Info Selling Broker			

Financial Summary

179 Rue du Marché Salaberry-de-Valleyfield J6T 1R3

Potential Gross Revenue (2017-01-23)		Residential	Number
Residential	\$20,880	Type	
Commercial		4 ½	3
Parking/Garages	\$1,800	Total	3
Other		Commercial	
Total	\$22,680	Type	Number
Vacancy Rate and Bad Debt		Others	
Residential		Type	Number
Commercial		Parking/Garages	1
Parking/Garages			
Other			
Total			
Effective Gross Revenue	\$22,680		
Operating Expenses			
Municipal Taxes (2017)	\$3,209		
School Taxes (2016)	\$364		
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	\$3,573		
Net Operating Revenue	\$19,107		



Frontage



Garage



Backyard



Backyard



Garage



Kitchen



Kitchen



Kitchen



Bathroom



Bathroom



Bathroom



Laundry room



Living room



Bedroom



Bedroom



Balcony



Bedroom



Kitchen



Kitchen



Kitchen



Kitchen



Bathroom



Bathroom



Laundry room