



François Bissonnette, Certified Real Estate Broker

REALTA

Real Estate Agency

1295, AVENUE VAN HORNE
OUTREMONT (QC) H2V 1K5

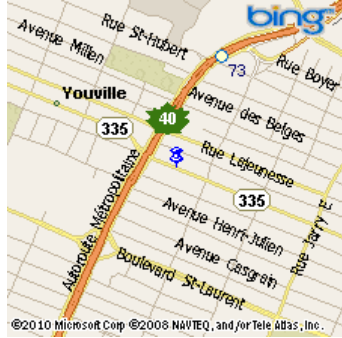
514-789-2889 / 514-789-2889

francois@realta.ca

http://www.realta.ca

REALTA
agence immobilière

MLS® No. 8352454 (Active)



\$325,000

8671-8673 Rue St-Dominique
Villeray/Saint-Michel/Parc-Extension (Montréal)
H2P 2L6

Region Montréal
Neighbourhood Villeray
Near Liège
Body of Water

Property Type	Duplex	Year Built	1921
Property Use	Residential only	Expected Delivery Date	
Building Type	Attached	Repossession	No
Total Number of Floors	2	Trade Possible	
Building Size	21 X 30 ft	Certificate of Location	No
Living Area	1,260.00 sqft	File Number	
Lot Size	21 X 64 ft	Possession Date	According to the leases
Lot Area	1,344.00 sqft	Deed of Sale Signature	30 days PP/PR Accepted
Cadastre	2589743		
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Energy (annual)	
Year	2011	Municipal	\$1,833 (2010)	Electricity	
Lot	\$74,900	School	\$372 (2009)	Oil	
Building	\$129,700	Infrastructure		Gas	
		Business Taxes			
		Water			
Total	\$204,600	Total	\$2,205	Total	

Annual Expenses	
Insurance	\$1,186
Total	\$1,186

Monthly Revenues (residential) - 2 unit(s)					
Apt. No.	8671	End of Lease	2012-06-30	Included in Lease	
No. of Rooms	4	Effective Monthly Rent	\$868		
No. of Bedrooms	2	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	
<hr/>					
Apt. No.	8673	End of Lease	2011-06-30	Included in Lease	
No. of Rooms	4	Effective Monthly Rent	\$675		
No. of Bedrooms	2	Potential Monthly Rent		Excluded in Lease	

No. Bath/PR Washer/Dryer (inst.) Level	1+0 Room	Features No. of Parking Spaces Size	Floor Covering	Additional Information
2	Living room	11.8 X 11.2 ft	Wood	
2	Kitchen	16.3 X 10.7 ft	Ceramic	
2	Master bedroom	9.1 X 11.2 ft	Wood	
2	Bedroom	9.1 X 10.8 ft	Wood	
Outdoor features		Size		
Shed		10.6 X 6.1 ft		
Effective Annual Gross Revenue (residential)			\$18,516 (2009-06-30)	Potential Annual Gross Revenue (residential)

Grand Total of Annual Effective Gross Revenue	\$18,516	Grand Total of Annual Potential Gross Revenue	\$0
--	----------	--	-----

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	Convection baseboards	Topography	
Floor Covering	Ceramic, Wood	Distinctive Features	
Basement		Water (access)	
Bathroom		View	
Washer/Dryer (installation)		Proximity	
Fireplace-Stove		Environmental Study	
Kitchen Cabinets		Energy efficiency	
Equipment/Services		Occupancy	

Inclusions
See leases

Exclusions
As per leases, tenants is responsible to pay for: heating, hot water, electricity, water tax. Water tank leased, at tenants expenses.

MLS® Remarks
Just steps from métro Crémazie, this duplex has a small backyard that's ready to be transformed into a beautiful outdoor space. Completely renovated upper apartment. Beautiful hardwood floors that have been sanded and varnished. Impressive layout and generous spaces.

Addendum
Roofing 2008

Seller's Declaration	No
-----------------------------	----

Source
REALTA, 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.