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Centris No. 19862865 (Active)



\$1,199,000 + GST/QST

4319 Rue St-Denis
Le Plateau-Mont-Royal (Montréal)
H2J 2K9

Region Montréal
Neighbourhood Le Plateau-Mont-Royal
Near Marie-Anne
Body of Water

Property Type	Triplex	Year Built	1969
Property Use	Residential and commercial	Lot Assessment	\$389,400
Building Type	Attached	Building Assessment	\$599,600
Total Number of Floors	3	Total Assessment	\$989,000 (2015)
Building Size	25 X 40 ft irr	Expected Delivery Date	
Living Area	2,691 sqft	Reposess./Judicial auth.	No
Building Area		Trade possible	
Lot Size	25 X 95 ft irr	Certificate of Location	Yes (1980)
Lot Area	2,368 sqft	File Number	
Cadastre	1203217	Occupancy	According to the leases
Zoning	Residential, Commercial	Deed of Sale Signature	30 days PP Accepted

Monthly Revenues (residential) - 1 unit(s)

Apt. No.	4315	End of Lease	2020-06-30	Included in Lease
No. of Rooms	4	Monthly Rent	\$1,400	
No. of Bedrooms	2	Rental Value		Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)	Yes	No. of Parking Spaces		

Annual Potential Gross Revenue \$16,800 (2018-09-17)

Monthly revenues (commercial, industrial and office) - 2 unit(s)

Type	Office	Monthly Rent	\$1,500	Included in Lease
Unit Number	4317	Type of Lease	Net	
Firm Name		Rental Value		Excluded in Lease
Area	800 sqft	Renewal Option		
Lease	Month	Block Sale		

Type	Commercial	Monthly Rent	\$3,463	Included in Lease
Unit Number	4319	Type of Lease	Gross	
Firm Name		Rental Value		Excluded in Lease
Area	800 sqft	Renewal Option		
Lease	2008-07-31 to 2022-09-30	Block Sale		

Annual Potential Gross Revenue \$59,556 (2018-09-13)

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
rec taxes affaires			\$1,302		
Annual Potential Gross Revenue			\$15,624 (2019-11-01)		

Features

Sewage System	Municipality	Loading Platform	
Water Supply	Municipality	Rented Equip. (monthly)	
Foundation		Renovations	Fenestration - 2015 (\$7,000)
Roofing		Pool	
Siding	Brick	Parking	
Dividing Floor		Driveway	Unpaved
Windows	PVC	Garage	
Window Type	Tilt and turn	Carport	
Energy/Heating	Electricity	Lot	
Heating System	Electric baseboard units	Topography	
Floor Covering	Ceramic, Wood	Distinctive Features	
Basement	Crawl space	Water (access)	
Bathroom	Separate shower	View	
Washer/Dryer (installation)	Bathroom (3rd level)	Proximity	Bicycle path, Daycare centre, Elementary school, Metro, Public transportation, University
Fireplace-Stove		Environmental Study	
Kitchen Cabinets		Energy efficiency	
Equipment/Services		Occupancy	

Inclusions

Exclusions

All tenants goods

Addendum

Opportunit  EXCEPTIONNELLE Premi re fois sur le march  depuis son acquisition en 1984 Triplex semi commercial avec bons revenus et excellent payeurs. Situ    350 m du m tro Mont-Royal. Donc Plein Coeur du plateau.

4315 : 1400\$/mois + toutes les charges au frais du locataire

4317: 1500\$/mois plus toutes les charges au locataire

4319: Restaurant Loyer 3463\$/mois + 15300\$ (approx) retour de taxe jusqu'en 2022

Les loyers ont  t  ajust s   la baisse durant la p riode de travaux sur la rue St-Denis. Ces travaux sont   pr sent termin s et la rue est magnifique.

BONUS..... BONUS..... BONUS.....BONUS

En bonus vous avez ici la possibilit  de construire   l'arri re pres de 1000pc sur 3  tages en plus de l'espace actuel. La verification initiale a  t  faite   la ville de Montreal mais vous  tes responsables de la confirmer. (jusqu'  85% de 2375 pc peuvent  tre construit, soit 2018 pc, alors que seulement 1000 pc approximativement le soit en ce moment.

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

Seller's Declaration

Yes SD-87219

Source

ROYAL LEPAGE HERITAGE, 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

4319 Rue St-Denis Le Plateau-Mont-Royal (Montréal) H2J 2K9

Potential Gross Revenue (2018-09-13)		Residential	Number
Residential	\$14,040	Type	
Commercial	\$58,740	4 ½	1
Parking/Garages		Total	1
Other	\$15,624	Commercial	
Total	\$88,404	Type	Number
Vacancy Rate and Bad Debt		Commercial	1
Residential		Office	1
Commercial		Total	2
Parking/Garages		Others	
Other		Type	Number
Total		Other	
Effective Gross Revenue	\$88,404		
Operating Expenses			
Municipal Taxes (2018)	\$20,014		
School Taxes (2018)	\$1,502		
Infrastructure Taxes			
Business Taxes (2017)	\$13,030		
Water Taxes			
Energy - Electricity			
Energy - Heating oil			
Energy - Gas			
Elevator(s)			
Insurance	\$2,500		
Cable (TV)			
Superintendent			
Sanitary Container			
Snow Removal			
Maintenance			
Equipment (Rental)			
Common Expenses			
Management/Administration			
Garbage			
Lawn			
Advertising			
Security			
Recovery of expenses			
Total	\$37,046		
Net Operating Revenue	\$51,358		



Frontage



Back facade