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ROYAL LEPAGE HERITAGE
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Centris No. 14699816 (Active)



\$2,199,000

37-39 Av. Chesterfield
Westmount
H3Y 2M3

Region Montréal
Neighbourhood
Near Prince Albert
Body of Water

Property Type	Quintuplex	Year Built	1897
Property Use	Residential only	Lot Assessment	\$423,900
Building Type	Attached corner unit	Building Assessment	\$1,013,700
Total Number of Floors		Total Assessment	\$1,437,600 (2018)
Building Size	28.5 X 90 ft irr	Expected Delivery Date	
Living Area	4,750 sqft	Reposess./Judicial auth.	No
Building Area	2,565 sqft	Trade possible	
Lot Size	28.5 X 90.5 ft	Certificate of Location	Yes (2009)
Lot Area	2,579 sqft	File Number	
Cadastre	1581208	Occupancy	According to the leases
Zoning	Residential	Deed of Sale Signature	30 days PP Accepted

Monthly Revenues (residential) - 5 unit(s)

Apt. No.	39	End of Lease	No lease	Included in Lease
No. of Rooms	6	Monthly Rent	\$3,000	
No. of Bedrooms	2	Rental Value		Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)	Yes	No. of Parking Spaces		

Apt. No.	39 B	End of Lease	2020-06-30	Included in Lease
No. of Rooms	3	Monthly Rent	\$865	
No. of Bedrooms	1	Rental Value		Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)		No. of Parking Spaces		

Apt. No.	37A	End of Lease	2020-06-30	Included in Lease
No. of Rooms	3	Monthly Rent	\$865	
No. of Bedrooms	1	Rental Value		Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)		No. of Parking Spaces		

Apt. No.	37B	End of Lease	2020-06-30	Included in Lease
No. of Rooms	5	Monthly Rent	\$1,100	
No. of Bedrooms	1	Rental Value		Excluded in Lease

No. Bath/PR	1+1	Features		
Washer/Dryer (inst.)		No. of Parking Spaces		
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Apt. No.	37C	End of Lease	2020-06-30	Included in Lease
No. of Rooms	6	Monthly Rent	\$1,345	
No. of Bedrooms	2	Rental Value		Excluded in Lease
No. Bath/PR	2+0	Features		
Washer/Dryer (inst.)		No. of Parking Spaces		
Annual Potential Gross Revenue			\$86,100	(2019-05-24)

Features				
Sewage System	Municipality	Loading Platform		
Water Supply	Municipality	Rented Equip. (monthly)	Other (\$150)	
Foundation		Renovations		
Roofing		Pool		
Siding	Brick	Parking	Driveway (1)	
Dividing Floor		Driveway	Asphalt	
Windows	Wood	Garage		
Window Type	Guillotine	Carport		
Energy/Heating	Natural gas	Lot		
Heating System	Hot water	Topography	Sloped	
Floor Covering		Distinctive Features	Street corner	
Basement	Finished basement	Water (access)		
Bathroom		View		
Washer/Dryer (installation)		Proximity	Bicycle path, CEGEP, Commuter train, Daycare centre, Elementary school, High school, Highway, Hospital, Metro, Park, Public transportation, University	
Fireplace-Stove	Wood fireplace	Environmental Study		
Kitchen Cabinets	Melamine	Energy efficiency		
Equipment/Services		Occupancy		

Inclusions
Tous les appareils électroménagers, luminaires

Exclusions
Tous les effets des locataires

Broker - Remarks
Le choix de l'inspecteur devra être approuvé par les deux parties avant l'inspection. Les foyers sont vendues sans garanties quant à leur conformité à la réglementation applicable ainsi qu'aux exigences imposées par les compagnies d'assurance.

Addendum
Here is a unique opportunity in Westmount . 5600 sf of livable area (including street level apartment) In the heart of Victoria village.

Here is an exceptional and rare transformation possibility into a luxurious home or condos in Westmount . two minutes walking to plenty of restaurants and boutiques on Sherbrooke street, this Centennial Victorian style is typical with high ceilings and great space.
Renovated units around the building sold up to 1000\$/sf of livable area in the past 12 months and the market is still going higher.

Furthermore this property is one of the very few in Westmount with a permit for short term renting .

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

Seller's Declaration

Yes SD-77349

The deeds are in the seller's possession since 2010

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

37-39 Av. Chesterfield Westmount H3Y 2M3

Potential Gross Revenue (2019-05-24)		Residential	
Residential	\$86,100	Type	Number
Commercial		3 ½	2
Parking/Garages		5 ½	1
Other		6 ½	2
Total	\$86,100	Total	5
Vacancy Rate and Bad Debt		Commercial	
Residential		Type	Number
Commercial		Others	
Parking/Garages		Type	Number
Other			
Total			
Effective Gross Revenue	\$86,100		
Operating Expenses			
Municipal Taxes (2019)	\$10,042		
School Taxes (2018)	\$1,748		
Infrastructure Taxes			
Business Taxes			
Water Taxes			
Energy - Electricity			
Energy - Heating oil			
Energy - Gas	\$7,122		
Elevator(s)			
Insurance	\$4,352		
Cable (TV)			
Superintendent			
Sanitary Container			
Snow Removal			
Maintenance			
Equipment (Rental)			
Common Expenses			
Management/Administration			
Garbage			
Lawn			
Advertising			
Security			
Recovery of expenses			
Total	\$23,264		
Net Operating Revenue	\$62,836		