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Centris® No. 16678280 (Active)



**\$1,350,000**

**4620-4622 Boul. Pie-IX**  
**Rosemont/La Petite-Patrie (Montréal)**  
**H1X 2B5**

**Region** Montréal  
**Neighbourhood** La Petite-Patrie  
**Near**

**Year Built** 1949  
**Land Assessment** \$435,900  
**Building Assessment** \$757,400  
**Total Assessment** \$1,193,300 (2018)  
**Expected Delivery Date**  
**Resale / Judicial auth.** No  
**Trade possible**  
**Certificate of Location** Yes (2004)  
**File Number** 00460 2775 10 0000  
**Occupancy** According to the leases  
**Period of Sale Signature** 30 days PP Accepted

**Property Type** 7-plex  
**Property Use** Residential only  
**Building Type** Detached  
**Total Number of Floors** 2  
**Building Size** 38.5 X 43.6 ft  
**Living Area**  
**Building Area** 1,672.71 sqft  
**Lot Size** 60.4 X 115 ft  
**Lot Area** 6,899.66 sqft  
**Cadastre** 1879298  
**Zoning** Residential

**Monthly Revenues (residential) - 7 Unit(s)**

**Apt. No.** 4620 # **End of Lease** 19-06-30 **Included in Lease** Outdoor parking (1)  
**No. of Rooms** 7 **Monthly Rent** \$1,500  
**No. of Bedrooms** 3 **Rental Value**  
**No. Bath/PR** 1+1 **Features**  
**Washer/Dryer (inst.)** Yes **No. of Parking Spaces** Ext. : 1  
**Excluded in Lease**

**Apt. No.** 4620 # **End of Lease** 2019-06-30 **Included in Lease** Partially furnished  
**No. of Rooms** 5 **Monthly Rent** \$900  
**No. of Bedrooms** 3 **Rental Value** **Excluded in Lease**  
**No. Bath/PR** 1+0 **Features**  
**Washer/Dryer (inst.)** Yes **No. of Parking Spaces**

**Apt. No.** 4620 # **End of Lease** 2019-06-30 **Included in Lease** Outdoor parking (1)  
**No. of Rooms** 4 **Monthly Rent** \$800  
**No. of Bedrooms** 2 **Rental Value** **Excluded in Lease**  
**No. Bath/PR** 1+0 **Features**  
**Washer/Dryer (inst.)** Yes **No. of Parking Spaces** Ext. : 1

**Apt. No.** 4620 A **End of Lease** 2019-06-30 **Included in Lease** Outdoor parking (1)  
**No. of Rooms** 4 **Monthly Rent** \$880  
**No. of Bedrooms** 2 **Rental Value** **Excluded in Lease**

No. Bath/PR 1+0 Features  
 Washer/Dryer (inst.) Yes No. of Parking Spaces Ext. : 1

Apt. No. 4622 # End of Lease 2019-06-30 Included in Lease Partially furnished  
 No. of Rooms 3 Monthly Rent \$620  
 No. of Bedrooms 1 Rental Value Excluded in Lease  
 No. Bath/PR 1+0 Features  
 Washer/Dryer (inst.) Yes No. of Parking Spaces

Apt. No. 4622 # End of Lease 2019-06-30 Included in Lease Partially furnished  
 No. of Rooms 3 Monthly Rent \$620  
 No. of Bedrooms 1 Rental Value Excluded in Lease  
 No. Bath/PR 1+0 Features  
 Washer/Dryer (inst.) Yes No. of Parking Spaces

Apt. No. 4622 # End of Lease 2019-06-30 Included in Lease Partially furnished  
 No. of Rooms 3 Monthly Rent \$680  
 No. of Bedrooms 1 Rental Value Excluded in Lease  
 No. Bath/PR 1+0 Features  
 Washer/Dryer (inst.) Yes No. of Parking Spaces

Annual Potential Gross Revenue \$72,000 (2018-10-17)

**Features**

Sewage System	Municipality	Loading Platform	
Water Supply	Municipality	Rent. Equip. (monthly)	
Foundation		Insulations	
Roofing		Pool	
Siding	Brick	Parking	Driveway (6)
Dividing Floor		Driveway	Asphalt
Windows		Garage	
Window Type		Carport	
Energy/Heating	Electric	Lot	
Heating System	Electric base board	Topography	
Floor Covering		Distinctive Features	
Basement	6 ft and more, Finished basement	Water (access)	
Bathroom		View	
Washer/Dryer (in.allation)		Proximity	Bicycle path, CEGEP, Golf, High school, Hospital, Metro, Park, Public transportation
Fireplace-Stove	Gas fireplace	Environmental Study	
Kitchen Cabinets		Energy efficiency	
Equipment/Services		Occupancy	

**Inclusions**

4 stoves, 4 fridges, 4 washers, 4 dryers, wall mounted air conditioning.

**Exclusions**

**Broker - Remarks**

Perfect location: opposite the Botanical Garden and near the metro station PIE-IX. Two buildings on the same lot of 6897sf, total 7 units: 71/2, 51/2, 2 x 41/2, 3 x 31/2, electric heating. Income 72000 \$ / year. Spacious backyard, 6 parkings spots. Good investment for a homeowner or investor.

**Sale with legal warranty**

**Seller's Declaration**

Yes SD-07941

**Source**

GROUPE SUTTON-ACTUEL INC., 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.

ПРОДАНО

# Financial Summary

4620-4622 Boul. Pie-IX Rosemont/La Petite-Patrie (Montréal) H1X 2B5

<b>Potential Gross Revenue (2018-10-17)</b>		<b>Residential</b>	
Residential	\$72,000	<b>Type</b>	<b>Number</b>
Commercial		3 ½	3
Parking/Garages		4 ½	2
Other		5 ½	1
<b>Total</b>	<b>\$72,000</b>	7 ½	1
		<b>Total</b>	<b>7</b>
<b>Vacancy Rate and Bad Debt</b>		<b>Commercial</b>	
Residential		<b>Type</b>	<b>Number</b>
Commercial			
Parking/Garages			
Other			
<b>Total</b>		<b>Others</b>	<b>Number</b>
		<b>Type</b>	<b>Number</b>
<b>Effective Gross Revenue</b>	<b>\$72,000</b>		
<b>Operating Expenses</b>			
Municipal Taxes (2018)	\$9,923		
School Taxes (2018)	\$2,002		
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/Administrati			
Garbage			
Lawn			
Advertising			
Security			
Recovery of expenses			
<b>Total</b>	<b>\$11,925</b>		
<b>Net Operating Revenue</b>	<b>\$60,075</b>		

PROPOSAL



Frontage



Frontage



Frontage



View view



Parking



Hall



Living room



Living room





Master bedroom



Bedroom



Dining room



Dining room



Patio



Powder room



Patio



Kitchen



Bathroom



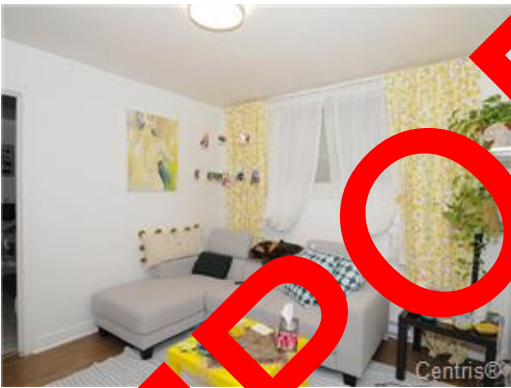
Bathroom



Patio



Backyard



Living room



Kitchen



Bathroom



Bedroom