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Le Sud-Ouest (Montréal) / Saint-Paul/Émard

6303-6307, Boul. Monk

12593347 - Source : ROYAL LEPAGE MÉRITAS DU SUROÛT, Real Estate Agency

Sold



Splendid TRIPLEX in downtown Ville-Émard including 2 large 6 1/2 residential units with beautiful light and very large commercial space including the basement (the lease ends on December 31, 2022). The owner-occupant has a private fenced outdoor parking lot. Several renovations have been made over the years, including the roof.

Addenda

The landlord will remain until June 2023 and will pay a monthly rent of \$ 895. The lease of the commercial space ends on December 31, 2022. The transaction will be taxable at 40%, as indicated on the municipal tax bill.

Category	Multi-family (2 to 5 units)
Style	Triplex
Type	Semi-detached
Rooms	6
Bedrooms	3
Bathrooms	1

Building	
	1934 (89 years)
Front	7.65 meters
Depth	24.45 meters
Living area	390.7 square meters

Lot	
Front	25.09 meters
Depth	7.62 meters
Area	191.9 square meters

Expenses		Monthly	Yearly
Municipal Taxes (2021)		635 \$	7 625 \$
School taxes (2022)		30 \$	365 \$
	Total:	666 \$	7 990 \$

Features

Basement	6 feet and over, Unfinished
Cupboard	Melamine
Driveway	Asphalt
Foundation	Poured concrete
Heating energy	Electricity
Heating system	Electric baseboard units
Landscaping	Fenced
Parking	Outdoor
Proximity	Elementary school, Daycare centre, Public transport, Park - green area, Cegep, High school, Hospital, Highway
Roofing	Asphalt shingles
Sewage system	Municipal sewer
Siding	Brick
Topography	Flat
View	Other
Water supply	Municipality
Window type	Crank handle, Sliding
Windows	PVC
Zoning	Commercial, Residential

Income

Latest revision of revenue	2021-11-17
Residential gross potential	22 020 \$ / year
Gross commercial potential	15 600 \$ / year