



Luc Jodoin  
Residential and Commercial Real Estate Broker  
**D5962**  
Phone : 514-214-8333  
Other : 450-691-6556  
Fax : 450-691-1946  
Email : jodoinluc@videotron.ca  
Website : <http://lucjodoin.com>

**Saint-Urbain-Premier**

**201-201A, Rue Principale**

Near Montée Grande-Ligne  
# 20753917 - Source : ROYAL LEPAGE MÉRITAS DU SUROÏT, Real Estate Agency

**Duplex**



**For sale : 259 000 \$**

<b>Category</b>	Multi-family (2 to 5 units)
<b>Style</b>	Duplex
<b>Rooms</b>	7
<b>Bedrooms</b>	4
<b>Bathrooms</b>	1

**Building**

	1884 (139 years)
<b>Front</b>	28.8 feet
<b>Depth</b>	43 feet

**Lot**

<b>Front</b>	87 feet
<b>Depth</b>	155 feet
<b>Area</b>	13540 square feet

**Evaluation (2022)**

<b>Building</b>	201 200 \$
<b>Lot</b>	89 900 \$
<b>Total:</b>	<b>291 100 \$</b>

**Expenses**

	Monthly	Yearly
<b>Municipal Taxes (2022)</b>	253 \$	3 037 \$
<b>School taxes (2022)</b>	16 \$	191 \$
<b>Total:</b>	<b>269 \$</b>	<b>3 228 \$</b>

Sale without legal warranty at the risk and peril of the buyer.

**Features**

<b>Basement</b>	6 feet and over, Crawl space
<b>Bathroom / Washroom</b>	Seperate shower
<b>Driveway</b>	Not Paved, Double width or more
<b>Equipment available</b>	Wall-mounted heat pump
<b>Foundation</b>	Stone
<b>Garage</b>	Detached, Double width or more
<b>Heating energy</b>	Electricity
<b>Heating system</b>	Space heating baseboards, Electric baseboard units
<b>Parking</b>	10 Outdoor, 2 Garage
<b>Proximity</b>	Park - green area, Elementary school
<b>Roofing</b>	Tin
<b>Sewage system</b>	Municipal sewer
<b>Siding</b>	Pressed fibre
<b>Water supply</b>	Artesian well
<b>Zoning</b>	Residential, Commercial

**Rooms**

	<b>Level</b>	<b>Dimensions</b>
<b>Bedroom</b> Floor: Wood	2nd floor	10'5" x 10'5"
<b>Bedroom</b> Floor: Wood	2nd floor	10'5" x 12'
<b>Bathroom</b> Floor: Ceramic tiles	Ground floor	11'7" x 6'2"
<b>Hallway</b> Floor: Ceramic tiles	Ground floor	4'2" x 5'9"
<b>Bedroom</b> Floor: Wood	2nd floor	11'9" x 11'9"
<b>Living room</b> Floor: Wood	Ground floor	14'5" x 15'7"
<b>Storage</b> Floor: Wood	2nd floor	8'6" x 3'8"
<b>Primary bedroom</b> Floor: Wood	2nd floor	11'4" x 12'
<b>Kitchen</b> Floor: Ceramic tiles	Ground floor	10'6" x 15'8"
<b>Kitchen</b> Floor: Flexible floor coverings	Ground floor	15'2" x 13'6"
<b>Bedroom</b> Floor: Wood	Ground floor	11'6" x 11'
<b>Living room</b> Floor: Wood	Ground floor	15'2" x 11'2"
<b>Bathroom</b> Floor: Ceramic tiles	Ground floor	11'5" x 7'11"

**Income**

<b>Latest revision of revenue</b>	2023-01-12
<b>Residential gross potential</b>	21 960 \$ / year