

Centris No. 17968416 (Active)



\$1,099,000

**7050-7056 Rue De Lanaudière
Montréal (Rosemont/La Petite-Patrie)
H2E 1X9**

Region Montréal
Neighbourhood La Petite-Patrie
Near
Body of Water

Property Type	Quadruplex	Year Built	1932
Property Use	Residential only	Lot Assessment	\$572,600
Building Type	Attached	Building Assessment	\$344,400
Total Number of Floors	2	Total Assessment	\$917,000 (119.85%)
Building Size	30 X 45.2 ft	Expected Delivery Date	
Living Area		Reposess./Judicial auth.	No
Building Area	1,356 sqft	Trade possible	
Lot Size	30 X 115 ft	Certificate of Location	Yes (2022)
Lot Area	3,450 sqft	File Number	
Cadastre	3458721	Occupancy	According to the leases
Zoning	Residential	Deed of Sale Signature	30 days PP Accepted

Monthly Revenues (residential) - 4 unit(s)

Apt. No.	7050	End of Lease	2023-06-30	Included in Lease	Outdoor parking (1)
No. of Rooms	3	Monthly Rent	\$1,070	Excluded in Lease	
No. of Bedrooms (al1)		Rental Value			
No. Bath/PR	1+0	Features			
Washer/Dryer (inst.)	Yes	No. of Parking Spaces	Ext. : 1		

Apt. No.	7052	End of Lease	2023-06-30	Included in Lease	Outdoor parking (1)
No. of Rooms	4	Monthly Rent	\$840	Excluded in Lease	
No. of Bedrooms (al2)		Rental Value			
No. Bath/PR	1+0	Features			
Washer/Dryer (inst.)	Yes	No. of Parking Spaces	Ext. : 1		

Apt. No.	7054	End of Lease	2023-06-30	Included in Lease	
No. of Rooms	3	Monthly Rent	\$970	Excluded in Lease	
No. of Bedrooms (al1)		Rental Value			
No. Bath/PR	1+0	Features			
Washer/Dryer (inst.)	Yes	No. of Parking Spaces			

Apt. No.	7056	End of Lease	2023-06-30	Included in Lease	
No. of Rooms	4	Monthly Rent	\$560	Excluded in Lease	
No. of Bedrooms (al2)		Rental Value			
No. Bath/PR	1+0	Features			
Washer/Dryer (inst.)	Yes	No. of Parking Spaces			

Annual Potential Gross Revenue \$41,280 (2022-07-01)

Features

Sewage System	Municipality	Loading Platform	
Water Supply	Municipality	Rented Equip. (monthly)	

Foundation	Poured concrete	Renovations	
Roofing	Elastomeric membrane	Pool	
Siding		Parkg (total)	Driveway (4)
Dividing Floor		Driveway	
Windows		Garage	
Window Type		Carport	
Energy/Heating	Electricity	Lot	
Heating System	Electric baseboard units	Topography	
Floor Covering	Wood	Distinctive Features	
Basement	6 feet and more, Unfinished	Water (access)	
Bathroom		View	
Washer/Dryer (installation)		Proximity	Bicycle path, Daycare centre, Elementary school, Hospital, Metro, Park, Public transportation
Fireplace-Stove		Environmental Study	
Kitchen Cabinets		Energy efficiency	
Equipment/Services		Occupancy	
Mobility impaired accessible			

Inclusions

Exclusions

Sale with legal warranty

Seller's Declaration Yes SD-85779

Source
ROYAL LEPAGE URBAIN, 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

7050-7056 Rue De Lanaudière Montréal (Rosemont/La Petite-Patrie) H2E 1X9

<table style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2">Potential Gross Revenue (2023-06-30)</td> </tr> <tr> <td>Residential</td> <td style="text-align: right;">\$41,280</td> </tr> <tr> <td>Commercial</td> <td></td> </tr> <tr> <td>Parking/Garages</td> <td></td> </tr> <tr> <td>Other</td> <td></td> </tr> <tr> <td>Total</td> <td style="text-align: right;">\$41,280</td> </tr> <tr> <td colspan="2">Vacancy Rate and Bad Debt</td> </tr> <tr> <td>Residential</td> <td></td> </tr> <tr> <td>Commercial</td> <td></td> </tr> <tr> <td>Parking/Garages</td> <td></td> </tr> <tr> <td>Other</td> <td></td> </tr> <tr> <td>Total</td> <td></td> </tr> <tr> <td>Effective Gross Revenue</td> <td style="text-align: right;">\$41,280</td> </tr> <tr> <td colspan="2">Operating Expenses</td> </tr> <tr> <td>Municipal Tax (2023)</td> <td style="text-align: right;">\$5,663</td> </tr> <tr> <td>School Tax (2022)</td> <td style="text-align: right;">\$717</td> </tr> <tr> <td>Infrastructure Tax</td> <td></td> </tr> <tr> <td>Business Tax</td> <td></td> </tr> <tr> <td>Water Tax</td> <td></td> </tr> <tr> <td>Energy - Electricity</td> <td></td> </tr> <tr> <td>Energy - Heating oil</td> <td></td> </tr> <tr> <td>Energy - Gas</td> <td></td> </tr> <tr> <td>Elevator(s)</td> <td></td> </tr> <tr> <td>Insurance</td> <td style="text-align: right;">\$2,941</td> </tr> <tr> <td>Cable (TV)</td> <td></td> </tr> <tr> <td>Superintendent</td> <td></td> </tr> <tr> <td>Sanitary Container</td> <td></td> </tr> <tr> <td>Snow Removal</td> <td></td> </tr> <tr> <td>Maintenance</td> <td></td> </tr> <tr> <td>Equipment (Rental)</td> <td></td> </tr> <tr> <td>Common Expenses</td> <td></td> </tr> <tr> <td>Management/Administration</td> <td></td> </tr> <tr> <td>Garbage</td> <td></td> </tr> <tr> <td>Lawn</td> <td></td> </tr> <tr> <td>Advertising</td> <td></td> </tr> <tr> <td>Security</td> <td></td> </tr> <tr> <td>Recovery of expenses</td> <td></td> </tr> <tr> <td>Total</td> <td style="text-align: right;">\$9,321</td> </tr> <tr> <td>Net Operating Revenue</td> <td style="text-align: right;">\$31,959</td> </tr> </table>	Potential Gross Revenue (2023-06-30)		Residential	\$41,280	Commercial		Parking/Garages		Other		Total	\$41,280	Vacancy Rate and Bad Debt		Residential		Commercial		Parking/Garages		Other		Total		Effective Gross Revenue	\$41,280	Operating Expenses		Municipal Tax (2023)	\$5,663	School Tax (2022)	\$717	Infrastructure Tax		Business Tax		Water Tax		Energy - Electricity		Energy - Heating oil		Energy - Gas		Elevator(s)		Insurance	\$2,941	Cable (TV)		Superintendent		Sanitary Container		Snow Removal		Maintenance		Equipment (Rental)		Common Expenses		Management/Administration		Garbage		Lawn		Advertising		Security		Recovery of expenses		Total	\$9,321	Net Operating Revenue	\$31,959	<table style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2">Residential</td> </tr> <tr> <td>Type</td> <td style="text-align: right;">Number</td> </tr> <tr> <td>3 ½</td> <td style="text-align: right;">2</td> </tr> <tr> <td>4 ½</td> <td style="text-align: right;">2</td> </tr> <tr> <td>Total</td> <td style="text-align: right;">4</td> </tr> <tr> <td colspan="2">Commercial</td> </tr> <tr> <td>Type</td> <td style="text-align: right;">Number</td> </tr> <tr> <td colspan="2">Others</td> </tr> <tr> <td>Type</td> <td style="text-align: right;">Number</td> </tr> <tr> <td>Gross Income Multiplier</td> <td style="text-align: right;">26.62</td> </tr> <tr> <td>Price per door</td> <td style="text-align: right;">\$274 750</td> </tr> <tr> <td>Price per room</td> <td style="text-align: right;">\$78 500</td> </tr> <tr> <td>Coefficient comparison of number of rooms</td> <td style="text-align: right;">3.50</td> </tr> <tr> <td>Total number of rooms</td> <td style="text-align: right;">14</td> </tr> </table>	Residential		Type	Number	3 ½	2	4 ½	2	Total	4	Commercial		Type	Number	Others		Type	Number	Gross Income Multiplier	26.62	Price per door	\$274 750	Price per room	\$78 500	Coefficient comparison of number of rooms	3.50	Total number of rooms	14
Potential Gross Revenue (2023-06-30)																																																																																																											
Residential	\$41,280																																																																																																										
Commercial																																																																																																											
Parking/Garages																																																																																																											
Other																																																																																																											
Total	\$41,280																																																																																																										
Vacancy Rate and Bad Debt																																																																																																											
Residential																																																																																																											
Commercial																																																																																																											
Parking/Garages																																																																																																											
Other																																																																																																											
Total																																																																																																											
Effective Gross Revenue	\$41,280																																																																																																										
Operating Expenses																																																																																																											
Municipal Tax (2023)	\$5,663																																																																																																										
School Tax (2022)	\$717																																																																																																										
Infrastructure Tax																																																																																																											
Business Tax																																																																																																											
Water Tax																																																																																																											
Energy - Electricity																																																																																																											
Energy - Heating oil																																																																																																											
Energy - Gas																																																																																																											
Elevator(s)																																																																																																											
Insurance	\$2,941																																																																																																										
Cable (TV)																																																																																																											
Superintendent																																																																																																											
Sanitary Container																																																																																																											
Snow Removal																																																																																																											
Maintenance																																																																																																											
Equipment (Rental)																																																																																																											
Common Expenses																																																																																																											
Management/Administration																																																																																																											
Garbage																																																																																																											
Lawn																																																																																																											
Advertising																																																																																																											
Security																																																																																																											
Recovery of expenses																																																																																																											
Total	\$9,321																																																																																																										
Net Operating Revenue	\$31,959																																																																																																										
Residential																																																																																																											
Type	Number																																																																																																										
3 ½	2																																																																																																										
4 ½	2																																																																																																										
Total	4																																																																																																										
Commercial																																																																																																											
Type	Number																																																																																																										
Others																																																																																																											
Type	Number																																																																																																										
Gross Income Multiplier	26.62																																																																																																										
Price per door	\$274 750																																																																																																										
Price per room	\$78 500																																																																																																										
Coefficient comparison of number of rooms	3.50																																																																																																										
Total number of rooms	14																																																																																																										