

Centris No. 24493398 (Active)



\$2,150,000 + GST/QST

219-225 Av. Mozart E.
Montréal (Rosemont/La Petite-Patrie)
H2S 1B5

Region Montréal
Neighbourhood Little Italy
Near
Body of Water

Property Type	Duplex	Year Built	1910
Property Use	Residential and commercial	Lot Assessment	\$264,700
Building Type	Attached	Building Assessment	\$785,300
Total Number of Floors		Total Assessment	\$1,050,000 (204.76%)
Building Size	25 X 95 ft	Expected Delivery Date	
Living Area		Reposess./Judicial auth.	No
Building Area		Trade possible	
Lot Size	25 X 92 ft	Certificate of Location	Yes (2019)
Lot Area	2,375 sqft	File Number	
Cadastre	2334949	Occupancy	30 days PP Accepted
Zoning	Residential, Commercial	Deed of Sale Signature	30 days PP Accepted

Monthly Revenues (residential) - 2 unit(s)

Apt. No.	221	End of Lease	2023-06-30	Included in Lease
No. of Rooms	4	Monthly Rent	\$2,000	
No. of Bedrooms (al2)		Rental Value		Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)	Yes	No. of Parking Spaces		

Level	Room	Size	Floor Covering	Additional Information
2	Kitchen	12.8 X 10.3 ft	Ceramic	
2	Dining room	7.6 X 14.2 ft irr	Ceramic	
2	Bathroom	10.1 X 8 ft irr	Ceramic	
2	Living room	9 X 15.8 ft irr	Wood	
2	Primary bedroom	9.10 X 15 ft	Wood	
2	Bedroom	12.7 X 8.7 ft	Wood	

Apt. No.	219	End of Lease	Vacant	Included in Lease
No. of Rooms	4	Monthly Rent		
No. of Bedrooms (al2)		Rental Value	\$2,600	Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)	Yes	No. of Parking Spaces		

Annual Potential Gross Revenue \$55,200 (2022-06-01)

Monthly revenues (commercial, industrial and office) - 1 unit(s)

Type	Commercial	Monthly Rent	\$3,687	Included in Lease
Unit Number	228	Type of Lease	Net	
Firm Name	Au Pain Dorée	Rental Value		Excluded in Lease
Area	866 sqft	Renewal Option		
Lease	2018-07-25 to 2023-07-31	Block Sale		

Annual Potential Gross Revenue \$44,244 (2022-06-01)

Features

Sewage System	Municipality	Loading Platform	
Water Supply	Municipality	Rented Equip. (monthly)	
Foundation		Renovations	
Roofing	Asphalt and gravel	Pool	
Siding		Parkg (total)	
Dividing Floor	Wood	Driveway	
Windows		Garage	
Window Type		Carport	
Energy/Heating	Electricity	Lot	
Heating System	Electric baseboard units	Topography	
Floor Covering	Concrete, Wood	Distinctive Features	
Basement	Crawl space	Water (access)	
Bathroom	Separate shower	View	
Washer/Dryer (installation)		Proximity	Bicycle path, Elementary school, Hospital, Metro, Park, Public transportation, Jean-Talon Market Phase 1 (2022/5)
Fireplace-Stove		Environmental Study	
Kitchen Cabinets		Energy efficiency	
Equipment/Services	Wall-mounted air conditioning, Fire detector (not connected), Central vacuum cleaner system installation, Wall-mounted heat pump	Occupancy	

Mobility impaired accessible

Inclusions

Apartment 219 : Fridge, Stove, Dishwasher, Washer/Dryer, Central Vac, Wall mount A/C

Exclusions

228 Place du Marché-du-Nord: All equipment in commercial unit and all of tenants belongings

Addendum

Commercial:

- Commercial space is located in the Jean-Talon market
- Address of commercial space is; 228, Place du Marche-du-Nord, Montreal QC H2S 1A1
- Great longtime tenants since 1998
- Triple net lease
- Renovations carried out by tenant in 2020 of 100,000\$+/-
- The commercial space represents 40% according to municipal tax bill

Residential :

- Turn key apartments
- Possibility of owner occupancy
- Duplex completely renovated in 2019
- Room dimensions of 219 Mozart are similar to 221 Mozart measurements

Complementary information :

- Pre-sale inspection report available (residential & commercial)
- Phase 1 soil test results available
- All offers must be accompanied with the mortgage pre-approval letter or proof of funds.

Sale with legal warranty

Seller's Declaration

Yes SD-02461

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

219-225 Av. Mozart E. Montréal (Rosemont/La Petite-Patrie) H2S 1B5

Potential Gross Revenue (2022-06-01)		
Residential	\$55,200	
Commercial	\$44,244	
Parking/Garages		
Other		
Total	\$99,444	
Vacancy Rate and Bad Debt		
Residential		
Commercial		
Parking/Garages		
Other		
Total		
Effective Gross Revenue	\$99,444	
Operating Expenses		
Municipal Tax (2022)	\$16,728	
School Tax (2021)	\$1,077	
Infrastructure Tax		
Business Tax		
Water Tax		
Energy - Electricity		
Energy - Heating oil		
Energy - Gas		
Elevator(s)		
Insurance	\$5,738	
Cable (TV)		
Superintendent		
Sanitary Container		
Snow Removal		
Maintenance		
Equipment (Rental)		
Common Expenses		
Management/Administration		
Garbage		
Lawn		
Advertising		
Security		
Recovery of expenses		
Total	\$23,543	
Net Operating Revenue	\$75,901	
		Residential
		Type
		4 ½
		Total
		Number
		2
		2
		Commercial
		Type
		Commercial
		Total
		Number
		1
		1
		Others
		Type
		Number
		Gross Income Multiplier
		21.62 ³
		Price per door
		\$1 075 000
		Price per room
		\$268 750 ¹
		Coefficient comparison of number of rooms
		4.00 ¹
		Total number of rooms
		8 ¹