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Centris® No. 18135837 (Active)



\$617,000

4854-4862 Rue Ste-Catherine E.
Mercier/Hochelaga-Maisonneuve (Montréal)
H1V 1Z6

Region Montréal
Neighbourhood Hochelaga-Maisonneuve
Near
Body of Water

Property Type	10-plex	Year Built	1958
Property Use	Residential and commercial	Lot Assessment	\$87,800
Building Type	Attached	Building Assessment	\$339,700
Total Number of Floors	3	Total Assessment	\$427,500 (2013)
Building Size	26.8 X 59.9 ft	Expected Delivery Date	
Living Area		Repossession	
Building Area	1,596.80 sqft	Trade Possible	
Lot Size	27 X 100 ft	Certificate of Location	Yes (2011)
Lot Area	2,700.00 sqft	File Number	02464 0164 00 0000
Cadastre	1881253	Occupancy	30 days PP Accepted
Zoning	Residential	Deed of Sale Signature	30 days PP/PR Accepted

Monthly Revenues (residential) - 8 unit(s)

Apt. No.	End of Lease	Included in Lease
1	2014-02-28	Heating, Water taxes, Electricity, Hot water, Partially furnished
No. of Rooms 2 Monthly Rent \$525 No. of Bedrooms 0 Rental Value No. Bath/PR 1+0 Features Washer/Dryer (inst.) No. of Parking Spaces		

2	2014-05-30	Heating, Water taxes, Electricity, Hot water, Partially furnished
No. of Rooms 2 Monthly Rent \$525 No. of Bedrooms 0 Rental Value No. Bath/PR 1+0 Features Washer/Dryer (inst.) No. of Parking Spaces		

3	2014-09-30	Heating, Water taxes, Hot water, Partially furnished
No. of Rooms 2 Monthly Rent \$475 No. of Bedrooms 0 Rental Value No. Bath/PR 1+0 Features Washer/Dryer (inst.) No. of Parking Spaces		

4	2014-12-31	Heating, Water taxes, Electricity, Hot water, Partially furnished
No. of Rooms 2 Monthly Rent \$525 No. of Bedrooms 0 Rental Value No. Bath/PR 0 Rental Value		

No. Bath/PR	1+0	Features			
Washer/Dryer (inst.)		No. of Parking Spaces			
Apt. No.	5	End of Lease	2014-03-30	Included in Lease	Heating, Water taxes, Electricity, Hot water, Partially furnished
No. of Rooms	2	Monthly Rent	\$500		
No. of Bedrooms	0	Rental Value		Excluded in Lease	
No. Bath/PR	1+0	Features			
Washer/Dryer (inst.)		No. of Parking Spaces			
Apt. No.	6	End of Lease	2014-09-30	Included in Lease	Heating, Water taxes, Electricity, Hot water, Partially furnished
No. of Rooms	2	Monthly Rent	\$525		
No. of Bedrooms	0	Rental Value		Excluded in Lease	
No. Bath/PR	1+0	Features			
Washer/Dryer (inst.)		No. of Parking Spaces			
Apt. No.	7	End of Lease	2014-05-30	Included in Lease	Heating, Water taxes, Electricity, Hot water, Partially furnished
No. of Rooms	2	Monthly Rent	\$525		
No. of Bedrooms	0	Rental Value		Excluded in Lease	
No. Bath/PR	1+0	Features			
Washer/Dryer (inst.)		No. of Parking Spaces			
Apt. No.	8	End of Lease	2013-09-30	Included in Lease	Heating, Water taxes, Hot water, Partially furnished
No. of Rooms	2	Monthly Rent	\$485		
No. of Bedrooms	0	Rental Value		Excluded in Lease	
No. Bath/PR	1+0	Features			
Washer/Dryer (inst.)		No. of Parking Spaces			
Annual Potential Gross Revenue			\$49,020		(2013-08-29)

Monthly revenues (commercial, industrial and office) - 2 unit(s)

Type	Commercial	Monthly Rent	\$1,200	Included in Lease	Outdoor parking (3), 3 parkings, Hot water
Unit Number	2	Type of Lease	Net		
Firm Name	Les Artisans D'Azures	Rental Value		Excluded in Lease	
Area	1,620 sqft	Renewal Option	Yes		
Lease	2013-07-01 to 2015-06-30	Block Sale			

Type	Total Number of Units	Number of Occupied Units	Monthly Revenue from Occupied Units	Number of Vacant Units	Monthly Revenue from Vacant Units
Warehouse	1		\$300		
Annual Potential Gross Revenue			\$18,000		(2013-08-29)

Other monthly revenues - 1 unit(s)

Type	Total Number of Units	Number of Occupied Units	Monthly Revenue from Occupied Units	Number of Vacant Units	Monthly Revenue from Vacant Units
Parking/Garages	3		\$0		
Annual Potential Gross Revenue			\$0		(2013-08-29)

Features

Sewage System	Municipality	Loading Platform	
Water Supply	Municipality	Rented Equip. (monthly)	
Foundation		Renovations	
Roofing		Pool	
Siding	Brick	Parking	Driveway (3)
Dividing Floor		Driveway	
Windows		Garage	
Window Type		Carport	
Energy/Heating	Electricity, Heating oil	Lot	
Heating System		Topograpy	
Floor Covering		Distinctive Features	
Basement	6 feet and more	Water (access)	
Bathroom		View	
Washer/Dryer (installation)		Proximity	
Fireplace-Stove		Environmental Study	
Kitchen Cabinets		Energy efficiency	
Equipment/Services		Occupancy	

Inclusions

8 fridges, 8 stoves. All as is without legal warranty.

Exclusions

depends of leases

Broker - Remarks

Great investment opportunity!The building of 1958 is located at the Ste-Catherine E. street, the most important commercial street in Montreal. 8 units x 2.5,always rented, 2 commercial spaces on the first floor rented to Les Artisans d'Azure + rented basement, 3 parking. The revenue is \$ 69 000.

Seller's Declaration

No SD-51081

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.

Financial Summary

4854-4862 Rue Ste-Catherine E. Mercier/Hochelaga-Maisonneuve (Montréal) H1V 1Z6

Potential Gross Revenue (2013-09-28)		Residential	Number
Residential	\$49,020	Type	
Commercial	\$20,160	2 ½	8
Parking/Garages		Total	8
Other		Commercial	
Total	\$69,180	Type	Number
Vacancy Rate and Bad Debt		Commercial	1
Residential		Warehouse	1
Commercial		Total	2
Parking/Garages		Others	
Other		Type	Number
Total		Parking/Garages	3
Effective Gross Revenue	\$69,180		
Operating Expenses			
Municipal Taxes (2013)	\$6,191		
School Taxes (2013)	\$760		
Infrastructure Taxes			
Business Taxes			
Water Taxes			
Energy - Electricity	\$2,585		
Energy - Heating oil	\$5,000		
Energy - Gas			
Elevator(s)			
Insurance	\$4,108		
Cable (TV)			
Superintendent			
Sanitary Container			
Snow Removal			
Maintenance			
Equipment (Rental)			
Common Expenses			
Management/Administration			
Garbage			
Lawn			
Advertising			
Security			
Recovery of expenses			
Total	\$18,644		
Net Operating Revenue	\$50,536		



Frontage



Frontage



Street