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\$1,997,000

149-149E Av. Cartier, Pointe-Claire, H9S 4R9

Centris No.

12007079 (Active)

Seller's Declaration

Yes

Property Type	Sixplex	Cert. of Location	Yes (2005)
Building Type	Detached	Occupancy	According to the leases
Property Use	Residential and commercial	Deed of Sale Signature	30 days PP Accepted
Total Number of Floors	2	Lot Assessment	\$427,900
Year Built	1951	Building Assessment	\$681,400
Building Size	32.2 X 110.4 ft irr	Total Assessment (2018)	\$1,109,300
Living Area	5,603.69 sqft	Zoning	Residential, Commercial
Lot Size	60.5 X 133 ft irr		
Lot Area	9,070.74 sqft		



Potential Gross Revenue (2022-04-04)

Residential	\$78,780
Commercial	\$44,544
Parking/Garages	
Other	
Total	\$123,324

Number of Residential Units: 5

Type	Number
4 ½	5

Vacancy Rate and Bad Debt

Residential	
Commercial	
Parking/Garages	
Other	
Total	

Number of Commercial Units: 8

Type	Number
Office	8

Effective Gross Revenue

\$123,324

Operating Expenses

Municipal Taxes (2022)	\$15,620
School Taxes (2021)	\$1,125
Others	\$8,300
Total	\$25,045

Net Operating Revenue

\$98,279



Sewage System	Municipality	Heating System	Electric baseboard units	Equip./Serv.
Water Supply	Municipality	Water (access)		
Pool		Fireplace-Stove	No	Renovations
Parkg (total)				

Rare sixplex in Pointe-Claire Village. Five large and updated residential apartments, one commercial space containing 8 nano offices, with private parking. Possible development opportunity. Easy access to commuter train or highway. A short walk to the lake and the shops in Pointe-Claire Village.

See page 64 of the Village Code for development guidelines.

GST and PST are applicable on the commercial portion of this property.

Source: ROYAL LEPAGE ELITE, Real Estate Agency

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