



**Andres Pedriks**, Residential and Commercial Real Estate Broker  
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**\$850,000 + GST/QST**

4629-4631 Rue Notre-Dame O., Montréal (Le Sud-Ouest), H4C 1S5

**Centris No.**

19592920 (Active)

**Seller's Declaration**

Yes

<b>Property Type</b>	Triplex	<b>Occupancy</b>	According to the leases
<b>Building Type</b>	Attached	<b>Deed of Sale Signature</b>	15 days PP Accepted
<b>Property Use</b>	Residential and commerci	<b>Lot Assessment</b>	\$113,600
<b>Year Built</b>	Unknown	<b>Building Assessment</b>	\$325,500
<b>Building Size</b>	20.3 X 60.10 ft irr	<b>Total Assessment (2021)</b>	\$439,100
<b>Living Area</b>		<b>Zoning</b>	Residential, Commercial
<b>Lot Size</b>	20.3 X 90.11 ft irr		
<b>Lot Area</b>	1,871.84 sqft		
<b>Cert. of Location</b>	Yes (2021)		
<b>Body of Water</b>			



Rooms	5	Bedrooms	2	Bathrooms and Powder Rooms	1+0
2		Kitchen		14.4 X 6.5 ft	Linoleum
2		Dining room		13 X 11.10 ft	Linoleum
2		Living room		11 X 10.10 ft	Wood
2		Bedroom		11 X 10.4 ft	Wood
2		Bedroom		8.3 X 6.8 ft	Wood



Potential Gross Revenue (2021-08-24)		Number of Residential Units: 2	
Residential	\$17,124	<b>Type</b>	<b>Number</b>
Commercial	\$19,536	4 ½	1
Parking/Garages		5 ½	1
Other			
<b>Total</b>	<b>\$36,660</b>		
Operating Expenses		Number of Commercial Units: 1	
Municipal Taxes (2021)	\$8,469	<b>Type</b>	<b>Number</b>
School Taxes (2021)	\$409	Commercial	1
Others	\$3,486		
<b>Total</b>	<b>\$12,364</b>		



<b>Sewage System</b>	Municipality	<b>Heating System</b>	Electric baseboard units	<b>Equip./Serv.</b>
<b>Water Supply</b>	Municipality	<b>Water (access)</b>		
<b>Pool</b>				
<b>Parkg (total)</b>	Driveway (2)	<b>Fireplace-Stove</b>	No	<b>Renovations</b>

Beautiful greystone triplex on bustling Notre-Dame St. W. in St-Henri, 1st floor comprises of a commercial store front and 2 residential units on the 2nd & 3rd with large balconies & views of Mount Royal. A great opportunity, a must see!

Visits shall be scheduled by appointment only as follows:

August 26th, 27th, 28th 2021 between 8:30am & 11:00am, August 29th 2021 between 1:00pm & 4:00pm

Offers to be submitted by August 31st 2021 at 1:00pm and left open for 24hrs.

Source: ROYAL LEPAGE ELITE, Real Estate Agency

2021-08-25 at 12:31 pm