



Nicholas Pedriks, Residential and Commercial Real Estate Broker
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Centris No. 23901198 (Sold Nb. of Days 7)



\$750,000

**5732-5738 Rue Beaulieu
 Montréal (Le Sud-Ouest)
 H4E 3E3**

Region Montréal
Neighbourhood Saint-Paul/Émard
Near
Body of Water

Property Type	Quadruplex	Year Built	1926
Property Use	Residential only	Lot Assessment	\$201,600
Building Type	Attached	Building Assessment	\$252,400
Total Number of Floors	2	Total Assessment	\$454,000 (2021)
Building Size	37.3 X 38 ft	Expected Delivery Date	
Living Area	2,831.98 sqft	Reposess./Judicial auth.	No
Building Area	1,415.99 sqft	Trade possible	
Lot Size	37.3 X 82 ft	Certificate of Location	Yes (2016)
Lot Area	3,034.35 sqft	File Number	
Cadastre	1243530	Occupancy	According to the leases
Zoning	Residential	Deed of Sale Signature	30 days PP Accepted
		Date of Sale	2021-04-13

Monthly Revenues (residential) - 4 unit(s)

Apt. No.	5732	End of Lease	Vacant	Included in Lease
No. of Rooms	4	Monthly Rent		
No. of Bedrooms	1	Rental Value	\$645	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	17.5 X 9.4 ft	Linoleum	
2	Living room	9.9 X 9.9 ft	Wood	
2	Hall	10 X 7.6 ft	Wood	
2	Bedroom	13 X 8 ft	Wood	
2	Office	10 X 9.9 ft	Wood	
2	Bathroom	6.3 X 3.6 ft	Tiles	

Apt. No.	5734	End of Lease	2021-06-30	Included in Lease
No. of Rooms	4	Monthly Rent	\$645	
No. of Bedrooms	1	Rental Value		Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)	Yes	No. of Parking Spaces		

Apt. No.	5736	End of Lease	2021-06-30	Included in Lease
No. of Rooms	4	Monthly Rent	\$580	
No. of Bedrooms	1	Rental Value		Excluded in Lease

No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)	Yes	No. of Parking Spaces		
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Apt. No.	5738	End of Lease	2021-06-30	Included in Lease
No. of Rooms	4	Monthly Rent	\$645	
No. of Bedrooms	1	Rental Value		Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)	Yes	No. of Parking Spaces		
Annual Potential Gross Revenue		\$30,180 (2021-04-07)		

Features		
Sewage System	Municipality	Loading Platform
Water Supply	Municipality	Rented Equip. (monthly)
Foundation	Poured concrete	Renovations
Roofing	Asphalt and gravel	Pool
Siding	Brick	Parkg (total)
Dividing Floor		Driveway
Windows	Aluminum	Garage
Window Type		Carport
Energy/Heating	Electricity	Lot
Heating System	Electric baseboard units	Topography
Floor Covering	Flexible floor coverings, Linoleum, Wood	Distinctive Features
Basement	6 feet and more, Outdoor entrance, Unfinished	Water (access)
Bathroom		View
Washer/Dryer (installation)		Proximity
Fireplace-Stove		
Kitchen Cabinets		
Equipment/Services		
		Bicycle path, Highway, Metro, Park, Public transportation
		Environmental Study
		Energy efficiency
		Occupancy

Inclusions

Exclusions
All tenants personal belongings

Broker - Remarks
Great opportunity for investors. Well maintained, solid brick fourplex featuring Four, 4 1/2 apartments located in convenient location. Features newer roof, concrete foundation, newer front balconies. This property has been lovingly maintained by the same family since its construction in 1926. First time ever on the market.

Addendum
* Pre-listing building inspection report available

Sale without legal warranty of quality, at the buyer's risk and peril

Seller's Declaration Yes SD-68508

Source
ROYAL LEPAGE ELITE, Real Estate Agency
ROYAL LEPAGE VILLAGE, 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

5732-5738 Rue Beaulieu Montréal (Le Sud-Ouest) H4E 3E3

Potential Gross Revenue (2021-04-07)		Residential	
Residential	\$29,940	Type	Number
Commercial		4 ½	4
Parking/Garages		Total	4
Other		Commercial	
Total	\$29,940	Type	Number
Vacancy Rate and Bad Debt		Others	
Residential		Type	Number
Commercial			
Parking/Garages			
Other			
Total			
Effective Gross Revenue	\$29,940		
Operating Expenses			
Municipal Taxes (2021)	\$3,576		
School Taxes (2020)	\$421		
Infrastructure Taxes			
Business Taxes			
Water Taxes			
Energy - Electricity			
Energy - Heating oil			
Energy - Gas			
Elevator(s)			
Insurance			
Cable (TV)			
Superintendent			
Sanitary Container			
Snow Removal			
Maintenance			
Equipment (Rental)			
Common Expenses			
Management/Administration			
Garbage			
Lawn			
Advertising			
Security			
Recovery of expenses			
Total	\$3,997		
Net Operating Revenue	\$25,943		