

**Centris No.** 26794769 (Active)



**\$1,390,000**

**4507-4509 Av. Wilson**  
**Montréal (Côte-des-Neiges/Notre-Dame-de-Grâce)**  
**H4A 2V5**

**Region** Montréal  
**Neighbourhood** Notre-Dame-de-Grâce  
**Near** Terrebonne  
**Body of Water**

<b>Property Type</b>	Duplex	<b>Year Built</b>	1928
<b>Property Use</b>	Residential only	<b>Lot Assessment</b>	\$334,600
<b>Building Type</b>	Semi-detached	<b>Building Assessment</b>	\$460,800
<b>Total Number of Floors</b>	2	<b>Total Assessment</b>	\$795,400
<b>Building Size</b>	30.1 X 54.8 ft irr	<b>Expected Delivery Date</b>	
<b>Living Area</b>	2,980.96 sqft	<b>Reposess./Judicial auth.</b>	No
<b>Building Area</b>	1,490.48 sqft	<b>Trade possible</b>	
<b>Lot Size</b>	48.2 X 76 ft	<b>Certificate of Location</b>	Yes (2007)
<b>Lot Area</b>	3,664.03 sqft	<b>File Number</b>	
<b>Cadastre</b>	2605158	<b>Occupancy</b>	According to the leases
<b>Zoning</b>	Residential	<b>Deed of Sale Signature</b>	30 days PP Accepted

**Monthly Revenues (residential) - 2 unit(s)**

<b>Apt. No.</b> 4509	<b>End of Lease</b> 2022-11-30	<b>Included in Lease</b>
<b>No. of Rooms</b> 6	<b>Monthly Rent</b> \$2,250	
<b>No. of Bedrooms (al3)</b>	<b>Rental Value</b>	<b>Excluded in Lease</b>
<b>No. Bath/PR</b> 1+1	<b>Features</b>	
<b>Washer/Dryer (inst.)</b> Yes	<b>No. of Parking Spaces</b>	

<b>Apt. No.</b> 4507	<b>End of Lease</b> 2022-09-30	<b>Included in Lease</b>
<b>No. of Rooms</b> 6	<b>Monthly Rent</b> \$1,990	
<b>No. of Bedrooms (al2)</b>	<b>Rental Value</b>	<b>Excluded in Lease</b>
<b>No. Bath/PR</b> 1+0	<b>Features</b>	
<b>Washer/Dryer (inst.)</b>	<b>No. of Parking Spaces</b>	

**Annual Potential Gross Revenue** \$50,880 (2022-07-05)

**Features**

<b>Sewage System</b>	Municipality	<b>Loading Platform</b>	
<b>Water Supply</b>	Municipality	<b>Rented Equip. (monthly)</b>	Water heater - 2 (\$30)
<b>Foundation</b>	Poured concrete	<b>Renovations</b>	
<b>Roofing</b>	Asphalt and gravel	<b>Pool</b>	
<b>Siding</b>	Brick	<b>Parkg (total)</b>	Garage (2)
<b>Dividing Floor</b>		<b>Driveway</b>	Asphalt
<b>Windows</b>		<b>Garage</b>	Built-in, Double width or more
<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>	Natural gas	<b>Lot</b>	

<b>Heating System</b>	Hot water	<b>Topography</b>
<b>Floor Covering</b>	Wood	<b>Distinctive Features</b>
<b>Basement</b>	6 feet and more, Outdoor entrance, Partially finished	<b>Water (access)</b>
<b>Bathroom</b>		<b>View</b>
<b>Washer/Dryer (installation)</b>		<b>Proximity</b>
<b>Fireplace-Stove</b>		<b>Environmental Study</b>
<b>Kitchen Cabinets</b>		<b>Energy efficiency</b>
<b>Equipment/Services</b>		<b>Occupancy</b>

**Inclusions**

(#4509) - stove, fridge, bench, table, dishwasher, washer, dryer (#4507) - no appliances included

**Exclusions**

Tenants' personal property, 1 rented hot water heater

**Broker - Remarks**

This charming "Lambert" duplex has all the features and is located on a prime street in the heart of Monkland Village . This duplex has had many updates by the current owner and has been well maintained.

**Addendum**

Beautiful 6-room main floor apartment has 3 bedrooms, a large formal living room with fireplace, separate dining room, eat-in kitchen with old fashioned banquette settee & updated family bathroom. There is an interior stairway to the basement family room and laundry area which accesses the shared utility & storage room.

The second floor 6-room apartment has an interior staircase to the second floor as well as a private staircase to the basement level storage space and garage. This apartment was a 7-room unit and has been converted to 6 rooms. It features a double-sized master bedroom with an adjoining sitting room, second bedroom, large eat-in kitchen, formal dining room, living room with fireplace and a small but bright private office .

The spacious 2-car garage has direct access to both the upper and lower apartment's lower-level space.

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

**Seller's Declaration**

Yes SD-01491

**Source**

IMMEUBLES DEAKIN REALTY, 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

4507-4509 Av. Wilson Montréal (Côte-des-Neiges/Notre-Dame-de-Grâce) H4A 2V5

<b>Potential Gross Revenue (2022-05-07)</b>		<b>Residential</b>	
Residential	\$50,880	<b>Type</b>	<b>Number</b>
Commercial		6 ½	2
Parking/Garages		<b>Total</b>	<b>2</b>
Other		<b>Commercial</b>	
<b>Total</b>	<b>\$50,880</b>	<b>Type</b>	<b>Number</b>
<b>Vacancy Rate and Bad Debt</b>		<b>Others</b>	
Residential		<b>Type</b>	<b>Number</b>
Commercial			
Parking/Garages			
Other			
<b>Total</b>			
<b>Effective Gross Revenue</b>	<b>\$50,880</b>		
<b>Operating Expenses</b>			
Municipal Taxes (2022)	\$6,136		
School Taxes (2022)	\$789		
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			
Water heater rentals (2)	\$360		
Recovery of expenses			
<b>Total</b>	<b>\$7,285</b>		
<b>Net Operating Revenue</b>	<b>\$43,595</b>		



Exterior



Exterior entrance



Exterior entrance



Living room



Living room



Living room



Dining room



Kitchen



Kitchen



Kitchen



Primary bedroom



Primary bedroom



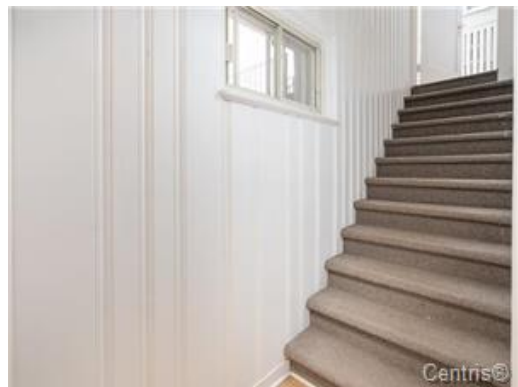
Bedroom



Bathroom



Office



Staircase



Basement



Basement



Garage



Garage