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**Centris No.** 26333347 (Active)



**\$789,000**

**31-31A Rue Perrault  
 Sainte-Anne-de-Bellevue  
 H9X 2E1**

**Region** Montréal  
**Neighbourhood** South  
**Near** Adam  
**Body of Water**

<b>Property Type</b>	Duplex	<b>Year Built</b>	1910
<b>Property Use</b>	Residential only	<b>Lot Assessment</b>	\$379,000
<b>Building Type</b>	Detached	<b>Building Assessment</b>	\$369,100
<b>Total Number of Floors</b>	2	<b>Total Assessment</b>	\$748,100 (105.47%)
<b>Building Size</b>	25.2 X 43.4 ft	<b>Expected Delivery Date</b>	
<b>Living Area</b>		<b>Reposess./Judicial auth.</b>	No
<b>Building Area</b>		<b>Trade possible</b>	
<b>Lot Size</b>	51 X 200 ft	<b>Certificate of Location</b>	Yes (2021)
<b>Lot Area</b>	10,199.88 sqft	<b>File Number</b>	
<b>Cadastre</b>	1556637	<b>Occupancy</b>	30 days PP Accepted
<b>Zoning</b>	Residential	<b>Deed of Sale Signature</b>	30 days PP Accepted

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

**Apt. No.** 31      **End of Lease** 2025-08-31      **Included in Lease** Outdoor parking (1), Partially furnished, Snow removal

**No. of Rooms** 5      **Monthly Rent** \$1,030

**No. of Bedrooms (al2)**      **Rental Value**

**No. Bath/PR** 1+0      **Features**

**Washer/Dryer (inst.)**      **No. of Parking Spaces** Ext. : 1

**Excluded in Lease**

Level	Room	Size	Floor Covering	Additional Information
GF	Living room	23 X 14 ft	Wood	
GF	Family room	14 X 12.6 ft	Wood	
GF	Kitchen	12.6 X 9 ft	Wood	
GF	Primary bedroom	14 X 9.6 ft	Wood	
GF	Bedroom	12 X 9 ft	Wood	

**Apt. No.** 31A      **End of Lease** No lease      **Included in Lease** Heating, Outdoor parking (1), Water taxes, Electricity, Air conditioning, Hot water, Partially furnished, Snow removal

**No. of Rooms** 4      **Monthly Rent** \$1,000

**No. of Bedrooms (al2)**      **Rental Value**

**No. Bath/PR** 1+0      **Features**

**Washer/Dryer (inst.)**      **No. of Parking Spaces** Ext. : 1

**Excluded in Lease**

Level	Room	Size	Floor Covering	Additional Information
2	Living room	15.6 X 13.6 ft	Wood	
2	Kitchen	12.6 X 6.6 ft irr	Wood	

2	Primary bedroom	12.6 X 9.6 ft	Wood
2	Bedroom	13 X 8 ft	Wood
<b>Annual Potential Gross Revenue</b>			\$24,360 (2024-07-15)

### 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 lot			\$1,200		
<b>Annual Potential Gross Revenue</b>			\$14,400 (2024-07-15)		

### Features

<b>Sewage System</b>	Municipality	<b>Loading Platform</b>	
<b>Water Supply</b>	Municipality	<b>Rented Equip. (monthly)</b>	
<b>Foundation</b>	Poured concrete, Stone	<b>Renovations</b>	
<b>Roofing</b>	Asphalt shingles	<b>Pool</b>	
<b>Siding</b>	Brick	<b>Parkg (total)</b>	Driveway (4)
<b>Dividing Floor</b>		<b>Driveway</b>	Asphalt
<b>Windows</b>		<b>Garage</b>	
<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>	Electricity, Heating oil	<b>Lot</b>	
<b>Heating System</b>	Electric baseboard units, Forced air	<b>Topography</b>	
<b>Floor Covering</b>	Laminate floor, Wood	<b>Distinctive Features</b>	
<b>Basement</b>		<b>Water (access)</b>	
<b>Bathroom</b>		<b>View</b>	
<b>Washer/Dryer (installation)</b>		<b>Proximity</b>	Bicycle path, CEGEP, Daycare centre, Elementary school, High school, Highway, Park, Public transportation, University
<b>Fireplace-Stove</b>		<b>Environmental Study</b>	
<b>Kitchen Cabinets</b>		<b>Energy efficiency</b>	
<b>Property/Unit Amenity</b>	Central heat pump, Wall-mounted heat pump	<b>Occupancy</b>	
<b>Building Amenity</b>			
<b>Mobility impaired accessible</b>			

### Inclusions

2 hot water tanks, 2 fridges, 2 stoves, dishwasher, washer, dryer

### Exclusions

None

### Remarks

Great opportunity to own this well maintained 1910 brick duplex with an exceptional 10,000 sq. ft. lot. Located just minutes from the vibrant Ste. Anne de Bellevue Village and waterfront, this property offers first-time buyers a chance to own their own home, with revenue from the upstairs apartment and income from the neighbour for parking (eastern part of the lot).

### Addendum

The main floor unit offers spacious living with an open living/dining area, family room, two bedrooms, a well-appointed kitchen and bathroom. There is loads of storage space in the unfinished basement, multiple parking spots and central A/C.

The upstairs unit features a newly renovated kitchen, open living/dining area, two bedrooms, a full bath, a small front balcony, wall-mounted A/C and tenant parking.

The main floor tenant is open to leaving, and the upstairs tenant has a monthly lease which requires a two-month notice.

**Sale with legal warranty of quality**

**Seller's Declaration**

Yes SD-48316

**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

31-31A Rue Perrault Sainte-Anne-de-Bellevue H9X 2E1

<b>Potential Gross Revenue (2024-09-01)</b>		<b>Residential</b>	
Residential	\$24,360	<b>Type</b>	<b>Number</b>
Commercial		4 ½	1
Parking/Garages		5 ½	1
Other	\$14,400	<b>Total</b>	<b>2</b>
<b>Total</b>	<b>\$38,760</b>	<b>Commercial</b>	
<b>Vacancy Rate and Bad Debt</b>		<b>Type</b>	<b>Number</b>
Residential		<b>Others</b>	
Commercial		<b>Type</b>	<b>Number</b>
Parking/Garages		Other	
Other			
<b>Total</b>			
<b>Effective Gross Revenue</b>	<b>\$38,760</b>	Gross Income Multiplier	20.36
<b>Operating Expenses</b>		Price per door	\$394 500
Municipal Tax (2024)	\$5,539	Price per room	\$87 667
School Tax (2024)	\$604	Coefficient comparison of number of rooms	4.50
Infrastructure Tax		Total number of rooms	9
Business Tax			
Water Tax			
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			
<b>Total</b>	<b>\$6,143</b>		
<b>Net Operating Revenue</b>	<b>\$32,617</b>		



Exterior



Exterior



Backyard



Backyard



Backyard



Backyard



Backyard



Exterior entrance





Living room



Primary bedroom



Bedroom



Kitchen



Kitchen



Bathroom