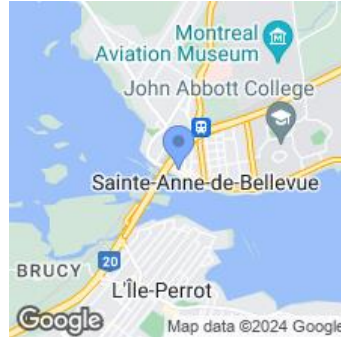


**IMMEUBLES DEAKIN REALTY**  
 Real Estate Agency  
 332, Lakeshore  
 Pointe-Claire (QC) H9S 4L7  
 http://www.deakinrealty.ca

Office : 514-695-2575  
 info@deakinrealty.ca



**Centris No.** 16810798 (Active)



**\$875,000**

**131-135 Rue Ste-Anne**  
**Sainte-Anne-de-Bellevue**  
**H9X 1M3**

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

<b>Property Type</b>	Triplex	<b>Year Built</b>	1925
<b>Property Use</b>	Residential only	<b>Lot Assessment</b>	\$321,200
<b>Building Type</b>	Attached corner unit	<b>Building Assessment</b>	\$684,400
<b>Total Number of Floors</b>	2	<b>Total Assessment</b>	\$1,005,600 (87.01%)
<b>Building Size</b>	52.1 X 50.3 ft irr	<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>	83.11 X 76.1 ft irr	<b>Certificate of Location</b>	Yes (2021)
<b>Lot Area</b>	6,078.38 sqft	<b>File Number</b>	
<b>Cadastre</b>	6426052	<b>Occupancy</b>	According to the leases
<b>Zoning</b>	Residential	<b>Deed of Sale Signature</b>	30 days PP Accepted

**Monthly Revenues (residential) - 3 unit(s)**

<b>Apt. No.</b>	131	<b>End of Lease</b>	2025-06-30	<b>Included in Lease</b>
<b>No. of Rooms</b>	4	<b>Monthly Rent</b>	\$1,020	
<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>		

Level	Room	Size	Floor Covering	Additional Information
GF	Kitchen	15 X 15 ft	Wood	
GF	Living room	15 X 15 ft	Wood	
GF	Primary bedroom	15 X 15 ft	Wood	
GF	Bedroom	12 X 12 ft	Wood	

<b>Apt. No.</b>	133	<b>End of Lease</b>	2025-06-30	<b>Included in Lease</b>
<b>No. of Rooms</b>	4	<b>Monthly Rent</b>	\$1,020	
<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>		

Level	Room	Size	Floor Covering	Additional Information
2	Kitchen	15 X 15 ft	Wood	
2	Living room	15 X 15 ft	Wood	
2	Primary bedroom	15 X 15 ft	Wood	
2	Bedroom	12 X 12 ft	Wood	

<b>Apt. No.</b>	135	<b>End of Lease</b>	Owner-occupant	<b>Included in Lease</b>
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<b>No. of Rooms</b>	6	<b>Monthly Rent</b>		
<b>No. of Bedrooms (all)</b>	3	<b>Rental Value</b>	\$2,200	<b>Excluded in Lease</b>
<b>No. Bath/PR</b>	1+1	<b>Features</b>		
<b>Washer/Dryer (inst.)</b>		<b>No. of Parking Spaces</b>		

Level	Room	Size	Floor Covering	Additional Information
GF	Kitchen	15 X 15 ft	Wood	
GF	Living room	15 X 15 ft	Wood	
GF	Dining room	15 X 12 ft	Wood	
2	Primary bedroom	15 X 15 ft	Wood	
2	Bedroom	14 X 14 ft	Wood	
2	Bedroom	14 X 14 ft	Wood	

<b>Annual Potential Gross Revenue</b>	\$50,880 (2024-07-26)
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Features	
<b>Sewage System</b>	Municipality
<b>Water Supply</b>	Municipality
<b>Foundation</b>	
<b>Roofing</b>	
<b>Siding</b>	
<b>Dividing Floor</b>	
<b>Windows</b>	
<b>Window Type</b>	
<b>Energy/Heating</b>	
<b>Heating System</b>	
<b>Floor Covering</b>	
<b>Basement</b>	
<b>Bathroom</b>	
<b>Washer/Dryer (installation)</b>	
<b>Fireplace-Stove</b>	
<b>Kitchen Cabinets</b>	
<b>Property/Unit Amenity</b>	
<b>Building Amenity</b>	
<b>Mobility impaired accessible</b>	
<b>Loading Platform</b>	
<b>Rented Equip. (monthly)</b>	
<b>Renovations</b>	
<b>Pool</b>	
<b>Parkg (total)</b>	Driveway (2)
<b>Driveway</b>	Asphalt, Double width or more
<b>Garage</b>	
<b>Carport</b>	
<b>Lot</b>	
<b>Topography</b>	
<b>Distinctive Features</b>	
<b>Water (access)</b>	
<b>View</b>	Panoramic, View of the water
<b>Proximity</b>	Bicycle path, CEGEP, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Golf, High school, Highway, Hospital, Park, Public transportation, University
<b>Environmental Study</b>	
<b>Energy efficiency</b>	
<b>Occupancy</b>	

**Inclusions**  
Stove in #135

**Exclusions**  
#131 & #133: tenants' belongings. #135: chandeliers in kitchen, dining room and bathrooms, curtains in primary bedroom, fridge, stand-up freezer, washer & dryer

**Remarks**  
Landmark revenue property in the heart of Sainte Anne De Bellevue's vibrant waterfront village. Well maintained and updated by the current owners over the last 30 years, this gorgeous red brick triplex is ideal for owner occupier or investor. A lovely location to live and experience village lifestyle and a solid long term investment. Property consists of three apartments: #131: 4 1/2, #133: 4 1/2, #135: 6 1/2.

**Addendum**  
Property consists of 3 dwellings:  
  
#135 - For the owner/occupier or a higher value rental, a charming 3 bedroom home on 2 floors. High ceilings and original turn of the century wood details and trim. Peeks of the lake from balcony overlooking Rue Ste Anne and historic Ste Anne's village and waterway locks to Lake of Two Mountains. Renovated bathroom with laundry on 2nd floor with cast iron claw foot tub. Master bedroom with terrace overlooking private back garden. Practical mudroom extension leads out to back patio, parking

and 2 storage sheds.

#131 & #133 are both 4.5 apartments always easily rented to long term tenants with little to no vacancy.

May be purchased with adjacent 4400sf parcel of vacant land on Du College street (Centris #19699815)

**Sale with legal warranty of quality**

**Seller's Declaration**

Yes SD-50834

**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

131-135 Rue Ste-Anne Sainte-Anne-de-Bellevue H9X 1M3

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Exterior



Aerial photo



Backyard



Kitchen



Kitchen



Living room



Living room



Dining room



Dining room



Powder room



Hall



Primary bedroom



Primary bedroom



Primary bedroom



Bedroom



Bedroom



Bathroom



Balcony



Kitchen



Living room



Kitchen



Living room