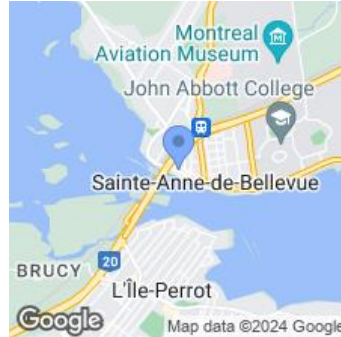


IMMEUBLES DEAKIN REALTY
 Real Estate Agency
 332, Lakeshore
 Pointe-Claire (QC) H9S 4L7
<http://www.deakinrealty.ca>

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

Property Type	Triplex	Year Built	1925
Property Use	Residential only	Lot Assessment	\$185,493
Building Type	Attached corner unit	Building Assessment	\$363,200
Total Number of Floors	2	Total Assessment	\$548,693 (159.47%)
Building Size	52.1 X 50.3 ft irr	Expected Delivery Date	
Living Area		Reposess./Judicial auth.	No
Building Area		Trade possible	
Lot Size	83.11 X 76.1 ft irr	Certificate of Location	Yes (2021)
Lot Area	6,078.38 sqft	File Number	
Cadastre	6426052	Occupancy	According to the leases
Zoning	Residential	Deed of Sale Signature	30 days PP Accepted

Monthly Revenues (residential) - 3 unit(s)

Apt. No.	131	End of Lease	2025-06-30	Included in Lease
No. of Rooms	4	Monthly Rent	\$1,020	
No. of Bedrooms (al2)		Rental Value		Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)		No. of Parking Spaces		

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	

Apt. No.	133	End of Lease	2025-06-30	Included in Lease
No. of Rooms	4	Monthly Rent	\$1,020	
No. of Bedrooms (al2)		Rental Value		Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)		No. of Parking Spaces		

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	

Apt. No.	135	End of Lease	Owner-occupant	Included in Lease
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No. of Rooms	6	Monthly Rent		
No. of Bedrooms (all)	3	Rental Value	\$2,200	Excluded in Lease
No. Bath/PR	1+1	Features		
Washer/Dryer (inst.)		No. of Parking Spaces		
Level	Room	Size	Floor Covering	Additional Information
GF	Kitchen	15.3 X 12.6 ft	Wood	
GF	Living room	15.10 X 12.10 ft	Wood	
GF	Dining room	17.1 X 10.10 ft	Wood	
2	Primary bedroom	20.2 X 11.6 ft	Wood	
2	Bedroom	11.1 X 8.4 ft	Wood	
2	Bedroom	15.6 X 9.2 ft	Wood	
Annual Potential Gross Revenue			\$50,880	(2024-07-26)

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

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 dwellings: #131 and #133 are 4 1/2 apartments and #135 is a two storey 3 bedroom, 1+1 bathroom home.

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 (with powder room) 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