Alexa Landreville, Residential and Commercial Real Estate Broker
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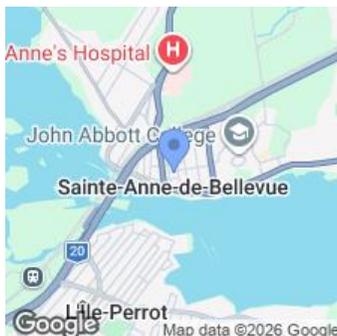http://www.deakinrealty.ca

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Centris No.   25052171 **(Active)**

See all pictures

$829,000

30-30C Rue St-Georges
Sainte-Anne-de-Bellevue
H9X 1J6

Region	Montréal
Neighbourhood	South
Near	Lamarche

Body of Water

Property Type	Quadruplex	**Year Built**	Unknown
Property Use	Residential only	**Lot Assessment**	$213,700
Building Type	Detached	**Building Assessment**	$547,400
Total Number of Floors		**Total Assessment**	$761,100 (108.92%)
Building Size	32.1 X 50.10 ft irr	**Expected Delivery Date**	
Living Area		**Reposess./Judicial auth.**	No
Building Area		**Trade possible**	
Lot Size	53.3 X 96 ft	**Certificate of Location**	Yes (2021)
Lot Area	5,111.78 sqft	**File Number**	
Cadastre	1556496	**Occupancy**	According to the leases
Zoning	Residential	**Deed of Sale Signature**	30 days PP Accepted

Monthly Revenues (residential) - 4 unit(s)

Apt. No.	30	**End of Lease**	2026-06-30	**Included in Lease**	Water taxes
No. of Rooms	4	**Monthly Rent**	$987		
No. of Bedrooms (al	2	**Rental Value**		**Excluded in Lease**	Heating, Internet, Electricity, Air conditioning, Cable/TV, Hot water, Snow removal, Lawn
No. Bath/PR	1+0	**Features**			
Washer/Dryer (inst.)	Yes	**No. of Parking Spaces**			

Apt. No.	30A	**End of Lease**	2026-06-30	**Included in Lease**	Water taxes
No. of Rooms	4	**Monthly Rent**	$1,395		
No. of Bedrooms (al	2	**Rental Value**		**Excluded in Lease**	Heating, Internet, Electricity, Air conditioning, Cable/TV, Hot water, Snow removal, Lawn
No. Bath/PR	1+0	**Features**			
Washer/Dryer (inst.)	Yes	**No. of Parking Spaces**			

Apt. No.	30B	**End of Lease**	2026-06-30	**Included in Lease**	Water taxes
No. of Rooms	3	**Monthly Rent**	$790		
No. of Bedrooms (al	1	**Rental Value**		**Excluded in Lease**	Heating, Internet, Electricity, Air conditioning, Cable/TV, Hot water, Snow removal, Lawn

No. Bath/PR	1+0	Features			
Washer/Dryer (inst.)	Yes	No. of Parking Spaces			

Apt. No.	30C	End of Lease	2027-06-30	Included in Lease	Water taxes
No. of Rooms	3	Monthly Rent	$1,100		
No. of Bedrooms (al	1	Rental Value		Excluded in Lease	Heating, Internet, Electricity, Air conditioning, Cable/TV, Hot water, Snow removal, Lawn
No. Bath/PR	1+0	Features			
Washer/Dryer (inst.)	Yes	No. of Parking Spaces			

Annual Potential Gross Revenue $51,264 (2026-02-26)

Features

Sewage System	Municipality	**Loading Platform**	
Water Supply	Municipality	**Rented Equip. (monthly)**	Water heater - 1 ($18)
Foundation		**Renovations**	
Roofing		**Pool**	
Siding		**Parkg (total)**	Driveway (2)
Dividing Floor		**Driveway**	Asphalt
Windows		**Garage**	
Window Type		**Carport**	
Energy/Heating	Electricity	**Lot**	
Heating System	Electric baseboard units	**Topography**	
Floor Covering		**Distinctive Features**	
Basement		**Water (access)**	
Bathroom		**View**	
Washer/Dryer (installation)		**Proximity**	Bicycle path, CEGEP, Commuter train, Daycare centre, Elementary school, High school, Highway, Hospital, Park, Public transportation, Réseau Express Métropolitain (REM), University
Fireplace-Stove		**Environmental Study**	
Kitchen Cabinets		**Energy efficiency**	
Property/Unit Amenity		**Occupancy**	
Building Amenity			
Mobility impaired accessible			

Inclusions

Fridge & stove in all apartments. Note: fridge & stove in 30A are both stainless steel brand new (2025)

Exclusions

all tenants' personal belongings.

Remarks

Excellent investment opportunity in the heart of Sainte Anne-de-Bellevue village. 4plex with good revenue, cash-flow and low maintenance. Two 4-1/2 (2 bedroom) and two 3-1/2 (1 bedroom) apartments, fully leased and always easily rented with very low vacancy. Recent significant investments in insulation, ventilation, electrical, and full renovation of apartment 30A. A solid and easily managed real estate investment with great tenants. Renewals have been sent out - see attachment for details.

Addendum

Ideally located within walking distance to John Abbott College/McGill's MacDonald campus and commuter train. Quick access to puclic transportation (including future REM) and highway 20 & 40.

Sale with exclusion(s) of legal warranty : This sale is made without any legal warranty of quality, at the buyer's own risk and peril.

Seller's Declaration	Yes SD-86442

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

30-30C Rue St-Georges Sainte-Anne-de-Bellevue H9X 1J6

Potential Gross Revenue (2026-02-24)	
Residential	$51,264
Commercial	
Parking/Garages	
Other	
Total	**$51,264**

Vacancy Rate and Bad Debt	
Residential	
Commercial	
Parking/Garages	
Other	
Total	

Effective Gross Revenue	**$51,264**

Operating Expenses	
Municipal Taxe (2026)	$5,464
School Taxe (2026)	$546
Infrastructure Taxe	
Business Taxe	
Water Taxe	
Energy - Electricity	
Energy - Heating oil	
Energy - Gas	
Elevator(s)	
Insurance	$5,016
Cable (TV)	
Superintendent	
Sanitary Container	
Snow Removal	
Maintenance	
Equipment (Rental)	
Common Expenses	
Management/Administration	
Garbage	
Lawn	
Advertising	
Security	
Recovery of expenses	
Total	**$11,026**

Net Operating Revenue	**$40,238**

Residential

Type	Number
3 ½	2
4 ½	2
Total	**4**

Commercial

Type	Number

Others

Type	Number
Gross Income Multiplier	16.17
Price per door	$207 250
Price per room	$59 214
Coefficient comparison of number of rooms	3.50
Total number of rooms	14