



Robert-Charles Ferland, E.A., Certified Residential and Commercial Real Estate Broker AEO
IMM AGENCE IMMOBILIÈRE
 Real Estate Agency
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Centris No. 12063066 (Active)



\$2,099,000

239-247 Rue Beaudoin
Montréal (Le Sud-Ouest)
H4C 2Y3

Region Montréal
Neighbourhood Saint-Henri/Petite Bourgogne
Near Sainte-Émilie
Body of Water

Property Type	8Plex	Year Built	1910
Property Use	Residential only	Lot Assessment	\$449,300
Building Type	Attached	Building Assessment	\$1,642,600
Total Number of Floors	4	Total Assessment	\$2,091,900 (100.34%)
Building Size	41 X 47.9 ft	Expected Delivery Date	
Living Area	7,440 sqft	Reposess./Judicial auth.	No
Building Area	1,607 sqft	Trade possible	
Lot Size	48 X ft irr	Certificate of Location	Yes (2002)
Lot Area	4,417 sqft	File Number	
Cadastre	1573328	Occupancy	According to the leases
Zoning	Residential	Deed of Sale Signature	30 days PP Accepted

Monthly Revenues (residential) - 8 unit(s)

Apt. No.	239	End of Lease	Vacant	Included in Lease
No. of Rooms	4	Monthly Rent		
No. of Bedrooms (al2)		Rental Value	\$1,300	Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)	Yes	No. of Parking Spaces		

Level	Room	Size	Floor Covering	Additional Information
GF	Living room	14.10 X 16.2 ft	Wood	
GF	Kitchen	10.5 X 8.7 ft	Ceramic	
GF	Bedroom	9.10 X 11.3 ft	Wood	
GF	Bedroom	7.11 X 11.3 ft	Wood	
GF	Bathroom	7.7 X 7.9 ft	Ceramic	

Apt. No.	245	End of Lease	2024-06-30	Included in Lease
No. of Rooms	4	Monthly Rent	\$1,300	
No. of Bedrooms (al2)		Rental Value		Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)	Yes	No. of Parking Spaces		

Apt. No.	241-1	End of Lease	2024-06-30	Included in Lease
No. of Rooms	5	Monthly Rent	\$965	
No. of Bedrooms (al3)		Rental Value		Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)	Yes	No. of Parking Spaces		

Apt. No.	241-2	End of Lease	2024-06-30	Included in Lease
No. of Rooms	4	Monthly Rent	\$1,200	
No. of Bedrooms (al2)		Rental Value		Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)	Yes	No. of Parking Spaces		

Apt. No.	243-1	End of Lease	2024-06-30	Included in Lease
No. of Rooms	5	Monthly Rent	\$875	
No. of Bedrooms (al3)		Rental Value		Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)	Yes	No. of Parking Spaces		

Apt. No.	243-2	End of Lease	2024-06-30	Included in Lease
No. of Rooms	4	Monthly Rent	\$620	
No. of Bedrooms (al2)		Rental Value		Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)	Yes	No. of Parking Spaces		

Apt. No.	247-1	End of Lease	2024-06-30	Included in Lease
No. of Rooms	5	Monthly Rent	\$1,400	
No. of Bedrooms (al3)		Rental Value		Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)	Yes	No. of Parking Spaces		

Apt. No.	247-2	End of Lease	2024-06-30	Included in Lease
No. of Rooms	4	Monthly Rent	\$679	
No. of Bedrooms (al2)		Rental Value		Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)		No. of Parking Spaces		

Annual Potential Gross Revenue \$100,068 (2023-10-29)

Features

Sewage System	Municipality	Loading Platform	
Water Supply	Municipality	Rented Equip. (monthly)	
Foundation		Renovations	
Roofing	Elastomeric membrane	Pool	
Siding	Brick	Parkg (total)	
Dividing Floor	Wood	Driveway	
Windows		Garage	
Window Type		Carport	
Energy/Heating	Electricity	Lot	
Heating System	Electric baseboard units	Topography	
Floor Covering	Ceramic, Wood	Distinctive Features	
Basement		Water (access)	
Bathroom		View	
Washer/Dryer (installation)		Proximity	Bicycle path, Daycare centre, Highway, Hospital, Park, Public transportation, Réseau Express Métropolitain (REM), University
Fireplace-Stove		Environmental Study	
Kitchen Cabinets	Melamine	Energy efficiency	
Equipment/Services	Laundry room	Occupancy	
Mobility impaired accessible			

Inclusions

Appliances included in the leases if applicable.

Exclusions

Appliances and furniture belonging to tenants.

Broker - Remarks

8Plex located near the Atwater market, shops on Notre-Dame Street and canal Lachine. Heating, electricity and hot water are paid by the tenants. Potential to increase the rents. Great opportunity!

Addendum

8Plex located in a prime location in St-Henri near the Atwater market, shops on Notre-Dame Street and bike path of the Lachine Canal.

The costs of heating, electricity and hot water are the responsibility of the tenants.

5 renovated apartments.

Washer/dryer outlets in all units.

Elastomer roof (2013).

Potential to increase current rents to maximize return.

4-storey building (rare in the area)

Huge backyard.

The interior photos are those of unit #239.

The living area was obtained from the city of Montreal.

Great opportunity.

Sale with legal warranty**Seller's Declaration**

Yes SD-82192

Source

IMM AGENCE IMMOBILIÈRE, 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

239-247 Rue Beaudoin Montréal (Le Sud-Ouest) H4C 2Y3

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