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Centris® No. 9978404 (Active)



\$1,140,000 + GST/QST

**1023 Rue Berri
 Ville-Marie (Montréal)
 H2L 4C4**

Region Montréal
Neighbourhood Central
Near De La Gauchetière
Body of Water

Property Type	Quadruplex	Year Built	Unknown
Property Use	Residential and commercial	Lot Assessment	\$447,300
Building Type	Attached	Building Assessment	\$332,900
Total Number of Floors		Total Assessment	\$780,200 (2018)
Building Size	8.23 X 12.19 m	Expected Delivery Date	
Living Area		Reposess./Judicial auth.	No
Building Area	100.34 sqm	Trade possible	
Lot Size	8.23 X 33.22 m	Certificate of Location	Yes (2000)
Lot Area	248.42 sqm	File Number	
Cadastre	1182042	Occupancy	According to the leases
Zoning	Residential, Commercial	Deed of Sale Signature	15 days PP Accepted

Monthly Revenues (residential) - 2 unit(s)

Apt. No.	300	End of Lease	2019-06-30	Included in Lease
No. of Rooms	5	Monthly Rent	\$1,250	
No. of Bedrooms	3	Rental Value		Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)		No. of Parking Spaces		

Apt. No.	400	End of Lease	2019-06-30	Included in Lease
No. of Rooms	5	Monthly Rent	\$1,150	
No. of Bedrooms	2	Rental Value		Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)		No. of Parking Spaces		

Annual Potential Gross Revenue \$28,800 (2018-07-13)

Monthly revenues (commercial, industrial and office) - 2 unit(s)

Type	Office	Monthly Rent	\$1,519	Included in Lease
Unit Number	100	Type of Lease	Gross	
Firm Name		Rental Value		Excluded in Lease
Area	74.32 sqm	Renewal Option		
Lease	2018-07-01 to 2019-06-30	Block Sale		

Type	Office	Monthly Rent	\$2,117	Included in Lease
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Unit Number	200	Type of Lease	Gross	
Firm Name		Rental Value		Excluded in Leas
Area	92.9 sqm	Renewal Option		
Lease	2015-07-01 to 2020-06-30	Block Sale		
Annual Potential Gross Revenue			\$43,632 (2018-07-01)	

Features				
Sewage System	Municipality	Loading Platform		
Water Supply	Municipality	Rented Equip. (monthly)		
Foundation		Renovations		
Roofing	Asphalt and gravel	Pool		
Siding	Stone	Parking		Driveway (6)
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, Metro, Park, Public transportation, University
Fireplace-Stove		Environmental Study		Phase 1 (2016/1)
Kitchen Cabinets		Energy efficiency		
Equipment/Services		Occupancy		

Inclusions

Exclusions

Broker - Remarks
-Magnificent property located in the heart of urban and tourist action. 85% commercial includes 3 offices and a residential apartment, 6 places of parking. Heating, electricity and business taxes are paid by the tenants. See addendum for the localization

Addendum
-Very beautiful location in the heart of urban and tourist action .
- Champ de Mars and Berri-UQAM metro stations are within walking distance
- Close to many institutions, universities, CEGEPs, hotel schools, shops, art galleries, museums, theaters, banks, and beautiful public places
- Library: National Archives of Quebec,
-Face the new CHUM and other Hospitals
-10 minutes from Old Montreal, this enchanting heritage site, an exceptional historic tourist city
- Captivating activities, events and festivals, Quartier des Spectacles
- Services on St-Catherine Street that becomes pedestrian during the summer season
- Highway 720 is only a few minutes drive away and connects to Highways 15 and 20;

Sale with legal warranty

Seller's Declaration Yes SD-71758

Source
FUTUR IMMO, 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

1023 Rue Berri Ville-Marie (Montréal) H2L 4C4

Potential Gross Revenue (2019-06-30)		Residential	
Residential	\$28,800	Type	Number
Commercial	\$43,632	5 ½	2
Parking/Garages		Total	2
Other		Commercial	
Total	\$72,432	Type	Number
Vacancy Rate and Bad Debt		Office	2
Residential		Others	
Commercial		Type	Number
Parking/Garages			
Other			
Total			
Effective Gross Revenue	\$72,432		
Operating Expenses			
Municipal Taxes (2018)	\$24,426		
School Taxes (2018)	\$1,325		
Infrastructure Taxes			
Business Taxes			
Water Taxes			
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			
Total	\$25,751		
Net Operating Revenue	\$46,681		



Frontage



Frontage



Back facade



Office



Office



Office



Office



Kitchen



Den



Bathroom