



Yvon Laliberté, Certified Residential and Commercial Real Estate Broker
FUTUR IMMO
 Real Estate Agency
 684, Ch. du Bord de l'Eau
 Sainte-Dorothée (QC) H7X 1V6
<http://www.futurimmo.ca>

514-239-5470 / 514-824-6262

yvon@futurimmo.ca



Centris No. 13843360 (Active)



\$699,000

**1900-1902 Rue Aimé-Leroux
 Laval (Sainte-Rose)
 H7L 2Y2**

Region Laval
Neighbourhood Old Ste-Rose
Near rOY-DU-nORD
Body of Water

Property Type	Duplex	Year Built	1958
Property Use	Residential only	Lot Assessment	
Building Type	Detached	Building Assessment	
Total Number of Floors		Total Assessment	\$388,800 (179.78%)
Building Size	30.1 X 24.2 ft	Expected Delivery Date	
Living Area		Reposess./Judicial auth.	No
Building Area		Trade possible	
Lot Size	50 X 100 ft	Certificate of Location	Yes (2012)
Lot Area	4,999.83 sqft	File Number	65005 8252 22 5407
Cadastre	1098142	Occupancy	30 days PP Accepted
Zoning	Residential	Deed of Sale Signature	30 days PP Accepted

Monthly Revenues (residential) - 2 unit(s)

Apt. No.	1900	End of Lease	Vacant	Included in Lease	Outdoor parking (3), Water taxes, Snow removal, Lawn, Indoor parking (0)
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No. of Rooms	6	Monthly Rent		Excluded in Lease	
No. of Bedrooms (al3		Rental Value	\$2,000		
No. Bath/PR	1+0	Features			
Washer/Dryer (inst.)	Yes	No. of Parking Spaces	Int. : 0 Ext. : 3		

Level	Room	Size	Floor Covering	Additional Information
GF	Kitchen	16.6 X 10.7 ft	Wood	7'10" ceiling
GF	Living room	11.4 X 11.5 ft	Wood	7'10" ceiling
GF	Primary bedroom	10.8 X 11.4 ft	Wood	7'10" ceiling
GF	Bedroom	9.1 X 10.9 ft	Wood	7'10" ceiling
GF	Bathroom	4.11 X 6.11 ft	Ceramic	7' ceiling
GF	Hall	5.10 X 3.3 ft	Ceramic	front entry
BA1	Bedroom	10.10 X 10.5 ft	Linoleum	6'8" ceiling
BA1	Family room	16.2 X 21.8 ft irr	Linoleum	6'8" ceiling
BA1	mecanic room	8.10 X 11.3 ft	Concrete	
Additional Space			Size	
	Balcony		10 X 8 ft	
	Balcony		4 X 8 ft	
	Garage		12.2 X 24.3 ft	

Apt. No.	1902	End of Lease	2025-06-30	Included in Lease	Outdoor parking (1), Water taxes, Snow removal, Lawn
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No. of Rooms	5	Monthly Rent	\$975	
No. of Bedrooms (al2		Rental Value		Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)	Yes	No. of Parking Spaces	Ext. : 1	
Level	Room	Size	Floor Covering	Additional Information
2	Kitchen	13.8 X 11.2 ft	Wood	7'10" ceiling
2	Living room	11.4 X 11.4 ft	Wood	7'10" ceiling
2	Primary bedroom	13.3 X 11.4 ft	Wood	7'10" ceiling
2	Bedroom	9.1 X 10.8 ft	Wood	7'10" ceiling
2	Bathroom	11.4 X 7 ft	Ceramic	7'2" ceiling
BA1	Laundry room	9.7 X 10.6 ft	Linoleum	6'8" ceiling
Additional Space		Size		
Balcony		8 X 8 ft		
Annual Potential Gross Revenue			\$35,700 (2024-08-09)	

Features			
Sewage System	Municipality	Loading Platform	
Water Supply	Municipality	Rented Equip. (monthly)	
Foundation	Poured concrete	Renovations	Heating - 2013, Electricity - 2013, Fenestration - 2013, Insulation - 2013, Roof covering - 2024, Basement - 2001, Fissure Fondation - 2024
Roofing	Asphalt and gravel	Pool	
Siding	Brick	Parkg (total)	Driveway (3), Garage (1)
Dividing Floor	Wood	Driveway	Asphalt
Windows	Aluminum	Garage	Detached, Single width
Window Type	Sliding	Carport	
Energy/Heating	Electricity	Lot	Fenced, Landscaped
Heating System	Electric baseboard units, Forced air	Topography	Flat
Floor Covering	Ceramic	Distinctive Features	
Basement	6 feet and more, Finished basement	Water (access)	
Bathroom		View	
Washer/Dryer (installation)	salle de lavage (Basement 1)	Proximity	Bicycle path, CEGEP, Commuter train, Daycare centre, Elementary school, Golf, High school, Highway, Hospital, Park, Public transportation, Des Mille-Iles river
Fireplace-Stove		Environmental Study	
Kitchen Cabinets	Wood	Energy efficiency	
Property/Unit Amenity	Central air conditioning, Wall-mounted heat pump	Occupancy	
Building Amenity	Yard		
Mobility impaired accessible			

Inclusions
1902 dishwasher and lawn tractor. The included are given without legal warranty of quality at the risk and peril of the purchaser

Exclusions
Tenants' personal belongings.

Remarks

Golden opportunity, rare on the market, in a sought-after area of Sainte-Rose. Duplex renovated over the years. The 1902 unit is a 4 1/2 2 bedroom apartment with basement laundry room, wall-mounted heat pump and a parking space in the driveway. The 1900 unit on the ground floor is a 6 1/2 3 bedroom and 1 family room in the basement with installation for washer and dryer. Central system for heating (electric furnace) and air conditioning. 2 parking spaces in the driveway. The housing is currently available to the buyer. This duplex is located near all services and transportation networks.

Addendum

MOTIVATED SALESPERSON
EXCEPTIONAL OPPORTUNITY

Ideal for a homeowner who wants to move in immediately or a
Investor looking to maximize his income for a potential \$35,700/year.

2024-08-22 The roof repaired and covered with elastomer.

The 1900 dwelling, a 6 1/2 on two levels, the ground floor and the basement. Unit with 3 bedrooms and a large family room with washer dryer installation in the basement. Heating and air conditioning central system, electric furnace and air conditioning.

2 parking spaces in the driveway.

The property is free for owner-occupier (no need to initiate procedures to expropriate)
or for investor, choose your tenant.

The 1902 unit, located on the 2nd floor, a 4 1/2 + private laundry room in the basement, Unit with 2 bedrooms. 1 outdoor parking. Wall-mounted heat pump.

Currently rented for \$975/month until June 30, 2025. Excellent tenant.

Characteristics:

- Bright and airy living spaces
- Parking (3) + detached single garage
- Beautiful, intimate backyard
- Private access
- Located nearby: schools, daycares, shops, restaurants, grocery stores, clsc, Des Milles-Iles river, ste-rose train station, bus stop, Highway 15,13,440,etc.

Included: 1902 dishwasher, lawn tractor. The included are given without legal warranty of quality at the buyer's own risk.

Excluded: tenants' belongings

Sale without legal warranty of quality, at the buyer's risk and peril**Seller's Declaration**

Yes SD-94762

In compliance with environmental protection laws, The deeds are in the seller's possession since 2013

Source**Notice of disclosure**

Yes

FUTUR IMMO, Real Estate Agency (Interest: Indirect)

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

1900-1902 Rue Aimé-Leroux Laval (Sainte-Rose) H7L 2Y2

Potential Gross Revenue (2024-08-09)		Residential	
Residential	\$35,700	Type	Number
Commercial		5 ½	1
Parking/Garages		6 ½	1
Other		Total	2
Total	\$35,700	Commercial	
Vacancy Rate and Bad Debt		Type	Number
Residential		Others	
Commercial		Type	Number
Parking/Garages			
Other		Gross Income Multiplier	19.58 ²
Total		Price per door	\$349 500
Effective Gross Revenue	\$35,700	Price per room	\$63 545
Operating Expenses		Coefficient comparison of number of rooms	5.50
Municipal Tax (2024)	\$3,526	Total number of rooms	11
School Tax (2025)	\$332		
Infrastructure Tax			
Business Tax			
Water Tax			
Energy - Electricity			
Energy - Heating oil			
Energy - Gas			
Elevator(s)			
Insurance	\$2,331		
Cable (TV)			
Superintendent			
Sanitary Container			
Snow Removal	\$480		
Maintenance			
Equipment (Rental)			
Common Expenses			
Management/Administration			
Garbage			
Lawn			
Advertising			
Security			
Recovery of expenses			
Total	\$6,669		
Net Operating Revenue	\$29,031		



Frontage



Kitchen



Kitchen



Kitchen



Living room



Living room



Overall view



Overall view



Living room



Primary bedroom



Primary bedroom



Primary bedroom



Bedroom



Bedroom



Bathroom



Family room



Family room



Family room



Other



Staircase



Bedroom



Bedroom



Hall



Staircase