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**Centris No.** 12389196 (Active)



**\$740,000**

**524-528 Av. de l'Étang**

**Mascouche**

**J7K 4E3**

**Region** Lanaudière

**Neighbourhood** City

**Near** avenue du Grand Héron

**Body of Water**

<b>Property Type</b>	Triplex	<b>Year Built</b>	2005
<b>Property Use</b>	Residential only	<b>Lot Assessment</b>	\$236,700
<b>Building Type</b>	Semi-detached	<b>Building Assessment</b>	\$354,900
<b>Total Number of Floors</b>	2	<b>Total Assessment</b>	\$591,600
<b>Building Size</b>	34 X 36.4 ft irr	<b>Expected Delivery Date</b>	
<b>Living Area</b>		<b>Reposess./Judicial auth.</b>	No
<b>Building Area</b>	1,186.18 sqft	<b>Trade possible</b>	
<b>Lot Size</b>	72.2 X 100 ft	<b>Certificate of Location</b>	Yes (2005)
<b>Lot Area</b>	7,218.28 sqft	<b>File Number</b>	64015 9566 24 6987
<b>Cadastre</b>	4894312	<b>Occupancy</b>	According to the leases
<b>Zoning</b>	Residential	<b>Deed of Sale Signature</b>	30 days PP Accepted

### Monthly Revenues (residential) - 3 unit(s)

<b>Apt. No.</b>	528	<b>End of Lease</b>	2023-06-30	<b>Included in Lease</b>
<b>No. of Rooms</b>	6	<b>Monthly Rent</b>	\$884	<b>Excluded in Lease</b>
<b>No. of Bedrooms (al1</b>		<b>Rental Value</b>		
<b>No. Bath/PR</b>	1+0	<b>Features</b>		
<b>Washer/Dryer (inst.)</b>	Yes	<b>No. of Parking Spaces</b>		

Level	Room	Size	Floor Covering	Additional Information
BA1	Primary bedroom	13.4 X 6.2 ft		
BA1	Bedroom	9.10 X 12 ft irr		
BA1	Kitchen	7.6 X 10 ft irr		
BA1	Dining room	10 X 12.1 ft		
BA1	Living room	12.6 X 14 ft		
BA1	Bathroom	12 X 10.5 ft irr		

<b>Additional Space</b>	<b>Size</b>
Shed	4 X 8 ft

<b>Apt. No.</b>	526	<b>End of Lease</b>	2023-06-30	<b>Included in Lease</b>
<b>No. of Rooms</b>	7	<b>Monthly Rent</b>	\$949	<b>Excluded in Lease</b>
<b>No. of Bedrooms (al2</b>		<b>Rental Value</b>		
<b>No. Bath/PR</b>	1+1	<b>Features</b>		
<b>Washer/Dryer (inst.)</b>	Yes	<b>No. of Parking Spaces</b>		

Level	Room	Size	Floor Covering	Additional Information
GF	Kitchen	10.8 X 8.6 ft	Ceramic	
GF	Dining room	12.8 X 10 ft	Wood	wood slat

GF	Living room	12.8 X 14 ft	Wood	wood slat
GL	Powder room	9.8 X 5 ft	Ceramic	washing room
2	Primary bedroom	12 X 16.6 ft irr	Wood	wood slat
2	Bedroom	9.10 X 12.2 ft irr	Wood	wood slat
2	Bathroom	11 X 14 ft irr	Ceramic	
<b>Additional Space</b>			<b>Size</b>	
Shed			4 X 8 ft	
Balcony			10 X 8 ft	

<b>Apt. No.</b>	524	<b>End of Lease</b>	2023-06-30	<b>Included in Lease</b>
<b>No. of Rooms</b>	7	<b>Monthly Rent</b>	\$910	
<b>No. of Bedrooms (al2)</b>		<b>Rental Value</b>		<b>Excluded in Lease</b>
<b>No. Bath/PR</b>	1+1	<b>Features</b>		
<b>Washer/Dryer (inst.)</b>	Yes	<b>No. of Parking Spaces</b>		

Level	Room	Size	Floor Covering	Additional Information
GF	Kitchen	10.8 X 8.6 ft	Ceramic	
GF	Dining room	12.8 X 10 ft	Wood	wood slat
GF	Living room	12.8 X 14 ft	Wood	wood slat
GF	Powder room	9.8 X 5 ft	Ceramic	washing room
2	Primary bedroom	12 X 16.6 ft irr	Wood	wood slat
2	Bedroom	9.10 X 12.2 ft irr	Wood	wood slat
2	Bathroom	11 X 14 ft irr	Ceramic	
<b>Additional Space</b>			<b>Size</b>	
Shed			4 X 8 ft	
Balcony			10 X 8 ft	

**Annual Potential Gross Revenue** \$32,916 (2022-10-11)

## Features

<b>Sewage System</b>	Municipality	<b>Loading Platform</b>	
<b>Water Supply</b>	Municipality	<b>Rented Equip. (monthly)</b>	
<b>Foundation</b>	Poured concrete	<b>Renovations</b>	Roof covering - 2019, water heater - 2015
<b>Roofing</b>	Asphalt shingles	<b>Pool</b>	
<b>Siding</b>	Canexel	<b>Parkg (total)</b>	Driveway (6)
<b>Dividing Floor</b>	Wood	<b>Driveway</b>	Asphalt
<b>Windows</b>	PVC	<b>Garage</b>	
<b>Window Type</b>	Casement	<b>Carport</b>	
<b>Energy/Heating</b>	Electricity	<b>Lot</b>	Landscaped
<b>Heating System</b>	Electric baseboard units	<b>Topography</b>	Flat
<b>Floor Covering</b>	Ceramic, Wood	<b>Distinctive Features</b>	
<b>Basement</b>	6 feet and more, Finished basement	<b>Water (access)</b>	
<b>Bathroom</b>	Separate shower	<b>View</b>	
<b>Washer/Dryer (installation)</b>	Powder room (1st level/Ground floor), close to the kitchen (Basement 1)	<b>Proximity</b>	Bicycle path, Commuter train, High school, Park, Public transportation, Réseau Express Métropolitain (REM)
<b>Fireplace-Stove</b>		<b>Environmental Study</b>	
<b>Kitchen Cabinets</b>	Melamine	<b>Energy efficiency</b>	
<b>Equipment/Services</b>	Fire detector (not connected), Air exchange system, Outside storage	<b>Occupancy</b>	

## Inclusions

## Exclusions

Tenants' property, owners' property in shed.

**Broker - Remarks**

Magnificent triplex comprising 2 larges 4 1/2 on two floors and 1 large 4 1/2 in the basement. Very well maintained over the years. 4 outdoor sheds (1 for owner). Large parking of 6 spaces. Located in a peaceful and sought after area, close to all services. Within walking distance of the Étang du Grand Coteau Natural Park. Close to Highways 25 and 640 as well as road 125. Sale without legal warranty of quality, at the risk and peril of the buyer

**Addendum**

## Renovations

- Replacement of a section of the French drain in 2013 (for prevention)
- Roof redone in 2019
- 2 patio doors changed in 2021
- Canaxel repaint in 2021
- 3 Hot water tanks changed in 2015

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

Yes SD-18383

In compliance with environmental protection laws, The deeds are in the seller's possession since 2005

**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

524-528 Av. de l'Étang Mascouche J7K 4E3

<b>Potential Gross Revenue (2022-10-12)</b>		<b>Residential</b>	
Residential	\$32,916	<b>Type</b>	<b>Number</b>
Commercial		6 ½	1
Parking/Garages		7 ½	2
Other		<b>Total</b>	<b>3</b>
<b>Total</b>	<b>\$32,916</b>	<b>Commercial</b>	
<b>Vacancy Rate and Bad Debt</b>		<b>Type</b>	<b>Number</b>
Residential		<b>Others</b>	
Commercial		<b>Type</b>	<b>Number</b>
Parking/Garages			
Other			
<b>Total</b>			
<b>Effective Gross Revenue</b>	<b>\$32,916</b>		
<b>Operating Expenses</b>			
Municipal Taxes (2022)	\$6,094		
School Taxes (2022)	\$540		
Infrastructure Taxes			
Business Taxes			
Water Taxes			
Energy - Electricity			
Energy - Heating oil			
Energy - Gas			
Elevator(s)			
Insurance	\$1,334		
Cable (TV)			
Superintendent			
Sanitary Container			
Snow Removal	\$919		
Maintenance	\$623		
Equipment (Rental)			
Common Expenses			
Management/Administration			
Garbage			
Lawn			
Advertising			
Security			
Recovery of expenses			
<b>Total</b>	<b>\$9,510</b>		
<b>Net Operating Revenue</b>	<b>\$23,406</b>		



Frontage



Frontage



Living room



Overall view



Kitchen



Kitchen



Living room



Powder room



Staircase



Staircase



Primary bedroom



Bedroom



Bedroom



Bathroom



Bathroom



Frontage



Overall view



Frontage



Exterior entrance



Parking



Back facade



Back facade



Backyard



Shed