



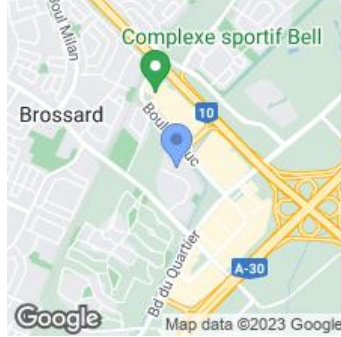
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Centris No. 10247145 (Active)



\$1,499,900

7885-7889 Rue Lemelin

Brossard

J4Y 0C1

Region Montérégie
Neighbourhood Street names (L)
Near Laffite
Body of Water

Property Type	Triplex	Year Built	2008
Property Use	Residential only	Lot Assessment	\$396,800
Building Type	Detached	Building Assessment	\$740,600
Total Number of Floors		Total Assessment	\$1,137,400 (131.87%)
Building Size	68.4 X 43 ft irr	Expected Delivery Date	
Living Area		Reposess./Judicial auth.	No
Building Area		Trade possible	
Lot Size	75.6 X 98.5 ft	Certificate of Location	Yes (2016)
Lot Area	7,427.09 sqft	File Number	
Cadastre	3651812	Occupancy	30 days PP Accepted
Zoning	Residential	Deed of Sale Signature	30 days PP Accepted

Monthly Revenues (residential) - 3 unit(s)

Apt. No.	7887	End of Lease	Vacant	Included in Lease	Outdoor parking (2), Water taxes, Snow removal, Lawn, Indoor parking (2)
No. of Rooms	11	Monthly Rent		Excluded in Lease	Heating, Internet, Electricity, Hot water, Furnished, Partially furnished
No. of Bedrooms (al3)		Rental Value	\$3,500		

No. Bath/PR	2+1	Features	
Washer/Dryer (inst.)		No. of Parking Spaces	Int. : 2 Ext. : 2

Level	Room	Size	Floor Covering	Additional Information
GL	Living room	14.5 X 17.7 ft	Wood	Fireplace-Stove.
GF	Dining room	16.9 X 10.8 ft	Wood	Fireplace-Stove.
GF	Dinette	9.9 X 8.5 ft	Wood	
GF	Kitchen	9.9 X 8.3 ft	Ceramic	
GL	Powder room	3 X 7 ft	Ceramic	
2	Primary bedroom	14.6 X 17.6 ft	Wood	
2	Bedroom	13.5 X 15 ft	Wood	
2	Bedroom	10.2 X 12 ft	Wood	
2	Bathroom	11.1 X 13.7 ft	Ceramic	
BA1	Family room	15.2 X 20.2 ft	Wood	
BA1	Bathroom	6.8 X 7.3 ft	Ceramic	
Additional Space			Size	
Garage			22 X 21 ft	

Apt. No.	7889	End of Lease	2024-06-30	Included in Lease	Outdoor parking (2), Water taxes, Snow removal, Lawn, Indoor parking (0)
No. of Rooms	8	Monthly Rent	\$1,680	Excluded in Lease	Heating, Shed, Internet, Electricity, Hot water, Furnished, Partially furnished
No. of Bedrooms (a	3	Rental Value			
No. Bath/PR	1+1	Features			
Washer/Dryer (inst.)		No. of Parking Spaces	Int. : 0 Ext. : 2		
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	13.6 X 14.3 ft	Parquetry		
GF	Dining room	14.8 X 13.6 ft	Parquetry		
GF	Kitchen	14.8 X 9.3 ft	Ceramic		
GF	Powder room	3 X 7.5 ft	Ceramic		
2	Primary bedroom	15.7 X 11.9 ft	Parquetry		
2	Bedroom	11.6 X 10.4 ft	Parquetry		
2	Bedroom	12.8 X 10.6 ft	Parquetry		
2	Bathroom	11.6 X 9 ft	Ceramic		
Apt. No.	7885	End of Lease	Vacant	Included in Lease	Outdoor parking (1), Water taxes, Snow removal, Lawn, Indoor parking (0)
No. of Rooms	6	Monthly Rent		Excluded in Lease	Heating, Internet, Electricity, Hot water, Furnished, Partially furnished
No. of Bedrooms (a	2	Rental Value	\$1,500		
No. Bath/PR	1+0	Features			
Washer/Dryer (inst.)		No. of Parking Spaces	Int. : 0 Ext. : 1		
Level	Room	Size	Floor Covering	Additional Information	
BA1	Living room	16.7 X 13.1 ft	Laminate floor		
BA1	Dining room	10.3 X 9.7 ft	Laminate floor		
BA1	Kitchen	6.8 X 13.1 ft	Ceramic		
BA1	Primary bedroom	15.3 X 11.1 ft	Laminate floor		
BA1	Bedroom	10.8 X 12 ft	Laminate floor		
BA1	Bathroom	6.2 X 7.1 ft	Ceramic		
Annual Potential Gross Revenue			\$80,160	(2023-03-18)	

Features					
Sewage System	Municipality	Loading Platform			
Water Supply	With water meter	Rented Equip. (monthly)			
Foundation	Poured concrete	Renovations	Fenestration - 2022 (\$3,986), Basement - 2023 (\$58,500)		
Roofing	Asphalt shingles	Pool			
Siding	Brick	Parkg (total)	Driveway (4), Garage (2)		
Dividing Floor		Driveway	Paving stone		
Windows	PVC	Garage	Built-in, Double width or more		
Window Type	Casement, Sliding	Carport			
Energy/Heating	Electricity	Lot	Bordered by hedges, Landscaped		
Heating System	Electric baseboard units, Forced air	Topography	Flat		
Floor Covering		Distinctive Features			
Basement	6 feet and more, Finished basement	Water (access)			
Bathroom		View			

Washer/Dryer (installation)		Proximity	Bicycle path, CEGEP, Daycare centre, Elementary school, High school, Highway, Park, Public transportation, Réseau Express Métropolitain (REM)
Fireplace-Stove	Gas fireplace	Environmental Study Energy efficiency Occupancy	
Kitchen Cabinets			
Equipment/Services	Central air conditioning, Wall-mounted air conditioning, Air exchange system, Central vacuum cleaner system installation, Outside storage, Alarm system, Wall-mounted heat pump		
Mobility impaired accessible			

Inclusions

Three central vacuum cleaners without accessories, wall-mounted air conditioning in unit 7885. inclusion are given without legal warranty

Exclusions

Broker - Remarks

Reduced price, motivated seller. Triplex, ideal for owner occupant, Free to the buyer, can be considered as a large cottage and two intergenerational. Very nice Triplex with 3 large units, two of which are available to the buyer, located in the heart of the Dix30 district, easy access to the highway and the Champlain bridge, close to all services and the REM station. More than 65,000\$ in renovation and painting cost in 2023

Addendum

More than 65,000\$ in renovation and painting cost in 2023

****Units 7887 and 7885 are vacant and available to the buyer**

****Unit 7889 is rented until June 30, 2024 the rental amount is \$1680 per month from July 1, 2023**

**** The main unit (7887- vacant, fresh paint) is a large cottage with three large bedrooms upstairs, spacious main floor, large family room in the basement, double garage, two bathrooms, one powder room and kitchen patio overlooking the beautiful private backyard**

****The unit (7889-rented) is also a cottage with three bedrooms upstairs, nice ground floor, a bathroom and a powder room. with a patio from the kitchen overlooking the beautiful private backyard**

**** The basement unit (7885-vacant) is a very nice ultra modern apartment, two bedrooms, open concept living room and kitchen, one bathroom. this apartment was redone in 2023 at a cost of approximately \$60,000**

The largemain dwelling is perfect for a large family, it includes

- On the 2nd floor: 3 bedrooms, a bathroom, closet for washer / dryer.
- On the ground floor: kitchen, dining room, dining area, sallon, powder room, propane fireplace.
- In the basement: family room and bathroom.
- Double garage, heat pump, large concrete balcony, large backyard, shed and outdoor parking.

At the price of a house you benefit from two homes for rent that reduce your costs.

**** Easy to visit welcome**

Sale with legal warranty

Seller's Declaration

Yes SD-18111

Non-resident of Canada, In compliance with environmental protection laws

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

7885-7889 Rue Lemelin Brossard J4Y 0C1

Potential Gross Revenue (2024-03-17)		Residential	
Residential	\$80,160	Type	Number
Commercial		6 ½	1
Parking/Garages		8 ½	1
Other		Other	1
Total	\$80,160	Total	3
Vacancy Rate and Bad Debt		Commercial	
Residential		Type	Number
Commercial			
Parking/Garages		Others	Number
Other		Type	
Total			
Effective Gross Revenue		Gross Income Multiplier	18.71 ²
	\$80,160	Price per door	\$499 967
		Price per room	\$59 996
Operating Expenses		Coefficient comparison of number of rooms	8.33
Municipal Tax (2023)	\$7,369	Total number of rooms	25
School Tax (2022)	\$950		
Infrastructure Tax			
Business Tax			
Water Tax (2023)	\$643		
Energy - Electricity			
Energy - Heating oil			
Energy - Gas			
Elevator(s)			
Insurance	\$3,454		
Cable (TV)			
Superintendent			
Sanitary Container			
Snow Removal	\$1,322		
Maintenance			
Equipment (Rental)			
Common Expenses			
Management/Administration			
Garbage			
Lawn	\$609		
Advertising			
Security			
Recovery of expenses			
Total	\$14,347		
Net Operating Revenue	\$65,813		



Frontage



Frontage



Dining room



Kitchen



Dinette



Living room



Overall view



Overall view



Bathroom



Bathroom



Basement



Family room



Bathroom



Overall view



Overall view



Overall view



Kitchen



Primary bedroom



Bathroom



Overall view