



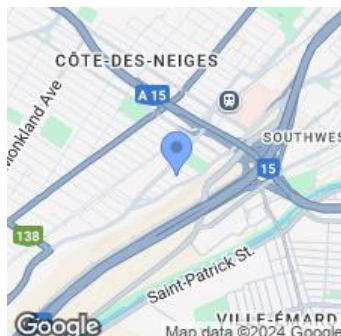
Residential and Commercial Real Estate Broker

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**B | L | V | D**  
BOULEVARD  
AGENCE IMMOBILIERE | REAL ESTATE AGENCY

Centris No. 13878816 (Active)



**\$865,000**

**983-985 Av. Wilson**  
**Montréal (Côte-des-Neiges/Notre-Dame-de-Grâce)**  
**H4A 2T1**

**Region** Montréal  
**Neighbourhood** Notre-Dame-de-Grâce  
**Near**  
**Body of Water**

<b>Property Type</b>	Duplex	<b>Year Built</b>	1966
<b>Property Use</b>	Residential only	<b>Lot Assessment</b>	\$233,600
<b>Building Type</b>	Attached	<b>Building Assessment</b>	\$557,900
<b>Total Number of Floors</b>	2	<b>Total Assessment</b>	\$791,500 (109.29%)
<b>Building Size</b>		<b>Expected Delivery Date</b>	
<b>Living Area</b>		<b>Reposess./Judicial auth.</b>	No
<b>Building Area</b>		<b>Trade possible</b>	
<b>Lot Size</b>		<b>Certificate of Location</b>	No
<b>Lot Area</b>	2,224 sqft	<b>File Number</b>	
<b>Cadastre</b>	2608034	<b>Occupancy</b>	30 days PP Accepted
<b>Zoning</b>	Residential	<b>Deed of Sale Signature</b>	30 days PP Accepted

### Monthly Revenues (residential) - 2 unit(s)

<b>Apt. No.</b>	985	<b>End of Lease</b>	Owner-occupant	<b>Included in Lease</b>
<b>No. of Rooms</b>	9	<b>Monthly Rent</b>	\$2,500	
<b>No. of Bedrooms (al3</b>		<b>Rental Value</b>		<b>Excluded in Lease</b>
<b>No. Bath/PR</b>	1+0	<b>Features</b>		
<b>Washer/Dryer (inst.)</b>		<b>No. of Parking Spaces</b>		

Level	Room	Size	Floor Covering	Additional Information
GF	Living room	16.2 X 9.2 ft		
GF	Kitchen	18.5 X 8.11 ft		
GF	Bedroom	15.7 X 7.9 ft		
GF	Bedroom	14.2 X 9.9 ft		
GF	Bedroom	14.4 X 8.10 ft		
GF	Bathroom	7.9 X 4.11 ft		
BA1	Living room	15.4 X 10.9 ft		
BA1	Kitchen	14.7 X 10.9 ft		
BA1	Bathroom	6.11 X 5 ft		
BA1	Laundry room	18.1 X 16.7 ft		

<b>Apt. No.</b>	983	<b>End of Lease</b>	2025-06-30	<b>Included in Lease</b>
<b>No. of Rooms</b>	5	<b>Monthly Rent</b>	\$1,120	
<b>No. of Bedrooms (al3</b>		<b>Rental Value</b>		<b>Excluded in Lease</b>
<b>No. Bath/PR</b>	1+0	<b>Features</b>		
<b>Washer/Dryer (inst.)</b>		<b>No. of Parking Spaces</b>		

Level	Room	Size	Floor Covering	Additional Information
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2	Living room	16.2 X 9.2 ft
2	Kitchen	18.5 X 8.11 ft
2	Bedroom	15.7 X 7.9 ft
2	Bedroom	14.2 X 9.9 ft
2	Bedroom	14.4 X 8.10 ft
2	Bathroom	7.9 X 4.11 ft
Annual Potential Gross Revenue		\$43,440 (2024-09-08)

**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>	
<b>Roofing</b>	Asphalt and gravel	<b>Pool</b>	
<b>Siding</b>	Brick, Concrete stone	<b>Parkg (total)</b>	Driveway (1), Garage (1)
<b>Dividing Floor</b>		<b>Driveway</b>	Paving stone
<b>Windows</b>	PVC	<b>Garage</b>	Built-in
<b>Window Type</b>	Sliding	<b>Carport</b>	
<b>Energy/Heating</b>	Electricity	<b>Lot</b>	
<b>Heating System</b>	Electric baseboard units	<b>Topography</b>	Flat
<b>Floor Covering</b>		<b>Distinctive Features</b>	
<b>Basement</b>	6 feet and more, Finished basement	<b>Water (access)</b>	
<b>Bathroom</b>		<b>View</b>	
<b>Washer/Dryer (installation)</b>		<b>Proximity</b>	
<b>Fireplace-Stove</b>		<b>Environmental Study</b>	
<b>Kitchen Cabinets</b>		<b>Energy efficiency</b>	
<b>Property/Unit Amenity</b>		<b>Occupancy</b>	
<b>Building Amenity</b>			
<b>Mobility impaired accessible</b>			

**Inclusions**

Lights, Blinds (where installed), Garage Door Opener

**Exclusions**

**Remarks**

**\*\*Duplex for Sale in NDG\*\*** This charming duplex, lovingly maintained by its original owners, offers an excellent opportunity for both owner occupation or investment. Located in the heart of NDG, this property boasts great potential, including the possibility of adding a third rental unit in the basement.

**Addendum**

This duplex is situated in a close-knit community, offering the perfect blend of vibrant city life and neighborhood charm . With its prime location, you'll enjoy easy access to local amenities, parks, shops, and public transit.

Don't miss this rare opportunity to invest in one of NDG's most desirable areas!

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

**Seller's Declaration** Yes SD-53524

**Source**

BLVD IMMOBILIER, 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

983-985 Av. Wilson Montréal (Côte-des-Neiges/Notre-Dame-de-Grâce) H4A 2T1

<b>Potential Gross Revenue (2024-09-08)</b>		<b>Residential</b>	
Residential	\$43,440	<b>Type</b>	<b>Number</b>
Commercial		5 ½	1
Parking/Garages		9 ½	1
Other		<b>Total</b>	<b>2</b>
<b>Total</b>	<b>\$43,440</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>\$43,440</b>	Gross Income Multiplier	19.91
<b>Operating Expenses</b>		Price per door	\$432 500
Municipal Tax (2024)	\$4,962	Price per room	\$61 786
School Tax (2024)	\$643	Coefficient comparison of number of rooms	7.00
Infrastructure Tax		Total number of rooms	14
Business Tax			
Water Tax			
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			
<b>Total</b>	<b>\$5,605</b>		
<b>Net Operating Revenue</b>	<b>\$37,835</b>		