



Shapoor Hoghooghi, Residential and Commercial Real Estate Broker
BLVD IMMOBILIER
 Real Estate Agency
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 Office : 514-944-2583
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Centris No. 20659374 (Active)



\$1,125,000

5374-5374B Rue Jeanne-Mance
Montréal (Le Plateau-Mont-Royal)
H2V 4K4

Region Montréal
Neighbourhood Le Plateau-Mont-Royal
Near
Body of Water

Property Type	Duplex	Year Built	1900
Property Use	Residential only	Lot Assessment	\$485,500
Building Type	Detached	Building Assessment	\$471,400
Total Number of Floors		Total Assessment	\$956,900 (117.57%)
Building Size	40 X 25 ft	Expected Delivery Date	
Living Area		Reposess./Judicial auth.	No
Building Area	1,000 sqft	Trade possible	
Lot Size	90 X 25 ft	Certificate of Location	Yes (2024)
Lot Area	2,500 sqft	File Number	
Cadastre	1868240	Occupancy	30 days PP Accepted
Zoning	Residential	Deed of Sale Signature	30 days PP Accepted

Monthly Revenues (residential) - 2 unit(s)

Apt. No.	5374B	End of Lease	Vacant	Included in Lease
No. of Rooms	3	Monthly Rent		Excluded in Lease
No. of Bedrooms (al1)		Rental Value	\$2,000	
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)		No. of Parking Spaces		

Level	Room	Size	Floor Covering	Additional Information
GF	Living room	15.1 X 10.9 ft	Wood	
GF	Dining room	13 X 9.7 ft	Wood	
GF	Kitchen	10.9 X 10.1 ft	Linoleum	
GF	Bedroom	13 X 8.5 ft	Wood	
GF	Bathroom	5.10 X 5.6 ft	Ceramic	
GF	Storage	5.3 X 3.1 ft	Wood	
Additional Space			Size	
Balcony			11.6 X 4.3 ft	

Apt. No.	5374	End of Lease	Vacant	Included in Lease
No. of Rooms	4	Monthly Rent		Excluded in Lease
No. of Bedrooms (al2)		Rental Value	\$1,500	
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)		No. of Parking Spaces		

Level	Room	Size	Floor Covering	Additional Information
2	Living room	13 X 10.6 ft	Wood	
2	Dining room	9.8 X 7.4 ft	Wood	

2	Kitchen	10.4 X 10.1 ft	Linoleum
2	Den	9.8 X 6.4 ft	Linoleum
2	Bedroom	10.2 X 9.8 ft	Wood
2	Bathroom	6.9 X 5.10 ft	Ceramic
2	Hall	8.5 X 7.1 ft	Wood
2	Bedroom	12.1 X 9.4 ft	Wood
Additional Space			Size
Balcony			13.4 X 4.6 ft
Annual Potential Gross Revenue			\$42,000 (2024-07-26)

Features		
Sewage System	Municipality	Loading Platform
Water Supply	Municipality	Rented Equip. (monthly)
Foundation		Renovations
Roofing		Pool
Siding	Brick	Parkg (total)
Dividing Floor		Driveway
Windows		Garage
Window Type		Carport
Energy/Heating	Heating oil	Lot
Heating System	Hot water	Topography
Floor Covering		Distinctive Features
Basement	6 feet and more	Water (access)
Bathroom		View
Washer/Dryer (installation)		Proximity
Fireplace-Stove		Environmental Study
Kitchen Cabinets		Energy efficiency
Property/Unit Amenity		Occupancy
Building Amenity		
Mobility impaired accessible		

Inclusions
5374: All Furniture. 5374B: Stove

Exclusions
5374: All the decorative items.

Remarks
Duplex for sale in Le Plateau Mont Royal. This period building boasts high ceilings , generous size rooms , hardwood floors . Upper unit recently underwent a renovation .Spacious back yard .

Addendum
Duplex for sale in Le Plateau Mont Royal. This period building boasts high ceilings , generous size rooms , hardwood floors . Upper unit recently underwent a renovation .Spacious back yard . Ideally located in heart of Plateau Mont Royal

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

Seller's Declaration Yes SD-43248

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

5374-5374B Rue Jeanne-Mance Montréal (Le Plateau-Mont-Royal) H2V 4K4

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