



Residential and Commercial Real Estate Broker

BLVD IMMOBILIER
Real Estate Agency
6600, Rte Transcanadienne #203
Pointe-Claire (QC) H9R 4S2

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Centris No. 25421816 (Active)

[See all pictures](#)



\$950,000

643 Route 201
Saint-Clet
J0P 1S0
Region Montérégie
Neighbourhood
Near
Body of Water

Property Type	Quadruplex	Year Built	1967
Property Use	Residential only	Lot Assessment	\$77,400
Building Type	Detached	Building Assessment	\$348,200
Total Number of Floors	2	Total Assessment	\$425,600 (223.21%)
Building Size	50 X 35 ft	Expected Delivery Date	
Living Area		Reposess./Judicial auth.	No
Building Area	1,750 sqft	Trade possible	
Lot Size	110 X 42 ft irr	Certificate of Location	Yes (2015)
Lot Area	3,855 sqft	File Number	
Cadastre	2396603	Occupancy	According to the leases
Zoning	Residential	Deed of Sale Signature	30 days PP Accepted

Monthly Revenues (residential) - 4 unit(s)

Apt. No.	1	End of Lease	2027-06-30	Included in Lease
No. of Rooms	5	Monthly Rent	\$1,600	
No. of Bedrooms (al3		Rental Value		Excluded in Lease no
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)		No. of Parking Spaces		
Apt. No.	2	End of Lease	2027-06-30	Included in Lease
No. of Rooms	4	Monthly Rent	\$1,050	
No. of Bedrooms (al2		Rental Value		Excluded in Lease no
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)		No. of Parking Spaces		
Apt. No.	3	End of Lease	2027-04-30	Included in Lease
No. of Rooms	4	Monthly Rent	\$1,125	
No. of Bedrooms (al2		Rental Value		Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)		No. of Parking Spaces		
Apt. No.	4	End of Lease	2027-09-30	Included in Lease
No. of Rooms	4	Monthly Rent	\$1,140	
No. of Bedrooms (al2		Rental Value		Excluded in Lease

No. Bath/PR Washer/Dryer (inst.)	1+0	Features	No. of Parking Spaces
Annual Potential Gross Revenue		\$58,980 (2026-05-03)	

Features			
Sewage System	Municipality	Loading Platform	
Water Supply	Municipality	Rented Equip. (monthly)	
Foundation	Poured concrete	Renovations	
Roofing		Pool	
Siding		Parkg (total)	
Dividing Floor		Driveway	Asphalt
Windows		Garage	
Window Type		Carport	
Energy/Heating	Electricity	Lot	
Heating System	Electric baseboard units	Topography	
Floor Covering		Distinctive Features	
Basement		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

Exclusions
>>> Tenants' Belongings , hot water tank #3 is leased

Remarks
Solid All-Brick Building (1967) -- Excellent Investment Opportunity Well-maintained all-brick property offering four units , including two 4½ units on the upper level, a spacious main-floor unit, and a recently finished basement unit.

Addendum
Main Floor Unit:
Generous layout featuring:
*3 well-sized bedrooms
*Oversized living room with a functional stone fireplace and abundant natural light
*Spacious kitchen, dining area, and bathroom
*Ogee mouldings throughout (excluding bathroom)
*Excellent potential for customization or value-add
Upper Units:
*Unit 2 (renovated): updated kitchen cabinetry, renovated bathroom, and new floating floors
*Unit 1 (partially renovated): new floating floors and updated toilet
*Both units offer dual access: shared front entrance and private rear entrances
*Fire-rated doors at the front entrance and updated flooring in the common area
Basement Unit:
*Recently finished, creating a 4th rental unit
*Concrete foundation
*Multiple access points: shared front entrance (serving all four units), plus separate side and rear access
Additional Features:
*Solid brick construction with low exterior maintenance
*Strong layout suitable for investors or owner-occupants

Recent Main Floor Updates:

- *Windows replaced in 2019 (kitchen, two secondary bedrooms, and side/rear doors)
- *Remaining windows, including basement windows, replaced by previous owner
- *Electronic thermostats -- 2020
- *Electrical updates completed (except one bedroom) -- 2020
- *Majority of doors and hardware

Sale with exclusion(s) of legal warranty : This sale is made without any legal warranty of quality, as is, where is at the buyer's risk.

Seller's Declaration

Yes SD-77430

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

643 Route 201 Saint-Clet J0P 1S0

Potential Gross Revenue (2026-05-03)		Residential	
Residential	\$58,980	Type	Number
Commercial		4 ½	3
Parking/Garages		5 ½	1
Other		Total	4
Total	\$58,980	Commercial	
Vacancy Rate and Bad Debt		Type	Number
Residential		Others	
Commercial		Type	Number
Parking/Garages			
Other			
Total			
Effective Gross Revenue			
Effective Gross Revenue	\$58,980		
Operating Expenses			
Municipal Tax (2026)	\$6,707		
School Tax (2025)	\$641		
Infrastructure Tax			
Business Tax			
Water Tax			
Energy - Electricity			
Energy - Heating oil			
Energy - Gas			
Elevator(s)			
Insurance			
Cable (TV)			
Superintendent			
Sanitary Container			
Snow Removal	\$400		
Maintenance			
Equipment (Rental)			
Common Expenses			
Management/Administration			
Garbage			
Lawn			
Advertising			
Security			
Recovery of expenses			
Total	\$7,748		
Net Operating Revenue	\$51,232		
		Gross Income Multiplier	16.11
		Price per door	\$237 500
		Price per room	\$55 882
		Coefficient comparison of number of rooms	4.25
		Total number of rooms	17



Frontage



Hall



Bathroom



Balcony



Bedroom



Bathroom



Room



Bedroom



Bedroom



Bedroom



Hall



Hall



Hall



Basement



Back facade



Overall view