



Francois Bissonnette. Certified Residential and Commercial Real Estate Broker AEO. on behalf of:

**REALTA**  
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**Centris No.** 27586396 (Active)



**\$945,000**

**6311-6315 Rue Louis-Hémon**  
**Montréal (Rosemont/La Petite-Patrie)**  
**H2G 2K8**

**Region** Montréal  
**Neighbourhood** La Petite-Patrie  
**Near** Beaubien  
**Body of Water**

<b>Property Type</b>	Triplex	<b>Year Built</b>	1943
<b>Property Use</b>	Residential only	<b>Lot Assessment</b>	\$243,900
<b>Building Type</b>	Attached	<b>Building Assessment</b>	\$521,600
<b>Total Number of Floors</b>		<b>Total Assessment</b>	\$765,500 (2021)
<b>Building Size</b>	25 X 50 ft	<b>Expected Delivery Date</b>	
<b>Living Area</b>		<b>Reposess./Judicial auth.</b>	No
<b>Building Area</b>	1,250 sqft	<b>Trade possible</b>	
<b>Lot Size</b>	25 X 105 ft	<b>Certificate of Location</b>	Yes (2014)
<b>Lot Area</b>	2,625 sqft	<b>File Number</b>	
<b>Cadastre</b>	2 167 915 du Québec	<b>Occupancy</b>	2021-05-01
<b>Zoning</b>	Residential	<b>Deed of Sale Signature</b>	2021-01-28

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

<b>Apt. No.</b>	6311	<b>End of Lease</b>	Owner-occupant	<b>Included in Lease</b>
<b>No. of Rooms</b>	8	<b>Monthly Rent</b>		
<b>No. of Bedrooms</b>	2	<b>Rental Value</b>	\$2,000	<b>Excluded in Lease</b>
<b>No. Bath/PR</b>	2+0	<b>Features</b>		
<b>Washer/Dryer (inst.)</b>	Yes	<b>No. of Parking Spaces</b>		

Level	Room	Size	Floor Covering	Additional Information
GF	Living room	9.10 X 18.1 ft	Wood	
GF	Dining room	15 X 15.2 ft	Wood	
GF	Kitchen	9.5 X 16.9 ft	Wood	
GF	Master bedroom	9 X 18.5 ft	Wood	
GF	Bedroom	9.1 X 14.4 ft	Wood	
GF	Office	10.4 X 12.1 ft	Wood	Ouvert
GF	Bathroom	5 X 12.4 ft	Ceramic	Heated floor
BA1	Family room	21.5 X 24.5 ft irr	Concrete	
BA1	Bathroom	7.10 X 4.10 ft	Ceramic	
BA1	Storage	8.6 X 22.1 ft	Concrete	
<b>Additional Space</b>			<b>Size</b>	
Garage			9.4 X 21.4 ft	

<b>Apt. No.</b>	6313	<b>End of Lease</b>	2021-06-30	<b>Included in Lease</b>
<b>No. of Rooms</b>	4	<b>Monthly Rent</b>	\$670	
<b>No. of Bedrooms</b>	1	<b>Rental Value</b>		<b>Excluded in Lease</b>

<b>No. Bath/PR</b>	1+0	<b>Features</b>			
<b>Washer/Dryer (inst.)</b>	Yes	<b>No. of Parking Spaces</b>			
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>	<b>Additional Information</b>	
2	Living room	8.9 X 11.3 ft	Wood	Ouvert sur le salon	
2	Bedroom	8.8 X 9.8 ft	Wood		
2	Dining room	11.10 X 9.8 ft	Wood	Puits de lumière	
2	Kitchen	9.9 X 12.7 ft	Parquetry		
2	Bathroom	4.4 X 7.4 ft	Ceramic		
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<b>Apt. No.</b>	6315	<b>End of Lease</b>	2021-06-30	<b>Included in Lease</b>	
<b>No. of Rooms</b>	4	<b>Monthly Rent</b>	\$670		
<b>No. of Bedrooms</b>	1	<b>Rental Value</b>		<b>Excluded in Lease</b>	
<b>No. Bath/PR</b>	1+0	<b>Features</b>			
<b>Washer/Dryer (inst.)</b>	Yes	<b>No. of Parking Spaces</b>			
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>	<b>Additional Information</b>	
2	Living room	8.9 X 12.7 ft	Wood		
2	Bedroom	8.8 X 10.6 ft	Wood		
2	Dining room	8.9 X 11.3 ft	Wood	Puits de lumière	
2	Kitchen	9.9 X 12.7 ft	Parquetry		
2	Bathroom	4.4 X 7.4 ft	Ceramic		
<b>Annual Potential Gross Revenue</b>			\$40,080 (2021-01-20)		

<b>Features</b>					
<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>	Elastomeric membrane	<b>Pool</b>			
<b>Siding</b>	Brick, Stone	<b>Parkg (total)</b>		Driveway (2), Garage (1)	
<b>Dividing Floor</b>		<b>Driveway</b>			
<b>Windows</b>	Aluminum	<b>Garage</b>		Built-in, Heated, Single width	
<b>Window Type</b>	Guillotine, Sliding	<b>Carport</b>			
<b>Energy/Heating</b>	Electricity	<b>Lot</b>			
<b>Heating System</b>	Convection baseboards, Electric baseboard units	<b>Topography</b>			
<b>Floor Covering</b>		<b>Distinctive Features</b>			
<b>Basement</b>	6 feet and more, Finished basement, Outdoor entrance	<b>Water (access)</b>			
<b>Bathroom</b>		<b>View</b>			
<b>Washer/Dryer (installation)</b>	Other (Basement 1)	<b>Proximity</b>		Daycare centre, Elementary school, High school, Park, Public transportation	
<b>Fireplace-Stove</b>		<b>Environmental Study</b>			
<b>Kitchen Cabinets</b>		<b>Energy efficiency</b>			
<b>Equipment/Services</b>	Alarm system	<b>Occupancy</b>		Single	

**Inclusions**  
First floor: Dishwasher, curtains where installed, alarm system, light fixtures, built-in library in basement.

**Exclusions**  
Stove, refrigerator, dining room fixture, fan in living room, curtains of the front bedroom

**Broker - Remarks**  
Modernity and charm, two strong and undeniable elements of this beautiful triplex located on the lovely rue Louis-Hémon, near the Molson Park. The architectural and environmental quality of this sector in the Petite-Patrie region make it one of the most pleasant places to live in the borough. Stores, restaurants, movie theaters nearby!

## Addendum

The building

- Beautiful stone facade
- Major renovation of the first floor
- Rear terrace overlooking the grounds
- Good maintenance

The ground floor apartment

- Fully renovated
- Good configuration
- Nice wooden floor (beech)
- Warm, friendly
- Large finished basement
- Direct access to the terrace and garden
- A garage and parking

The 2nd

- Two apartments with identical configuration
- Two double rooms for each dwelling and skylights)
- Energy costs borne by tenants (6513:820\$-yr & 6515: 930\$-yr)

The basement

- Bright
- Height of 7 feet 11 inches
- Concrete floors
- Fully renovated
- An independent entry
- Access to the garage
- Large storage space (old converted garage)

The location

- La Petite-Patrie at its best with the Beaubien movie theater and Molson Park nearby.
- Pocket of shops and cafés

THE MOST

Well thought-out renovations

- The garage and a parking lot
- Snow removal in the lane (40\$ per winter)

Refer to the dv for a complete list of improvements (supporting invoices).

The garage is used for storage.

6311 1st floor pictures from 3 to 20

6313 2nd floor pictures from 21 to 27

6315 2nd floor pictures from 28 to 33

## Sale with legal warranty

### Seller's Declaration

Yes SD-63356

### Source

REALTA, 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

6311-6315 Rue Louis-Hémon Montréal (Rosemont/La Petite-Patrie) H2G 2K8

<b>Potential Gross Revenue (2021-01-20)</b>		<b>Residential</b>	
Residential	\$40,080	<b>Type</b>	<b>Number</b>
Commercial		4 ½	2
Parking/Garages		8 ½	1
Other		<b>Total</b>	<b>3</b>
<b>Total</b>	<b>\$40,080</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>\$40,080</b>		
<b>Operating Expenses</b>			
Municipal Taxes (2021)	\$5,898		
School Taxes (2021)	\$715		
Infrastructure Taxes			
Business Taxes			
Water Taxes			
Energy - Electricity	\$2,068		
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>\$8,681</b>		
<b>Net Operating Revenue</b>	<b>\$31,399</b>		