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Centris® No. 14678741 (Active)



\$1,890,000

130 Rue King-Edward
Le Vieux-Longueuil (Longueuil)
J4R 2C1

Region Montérégie

Neighbourhood Lemoyne

Near

Body of Water

Property Type	Multilogement	Year Built	1986
Property Use	Residential only	Lot Assessment	\$215,500
Building Type	Detached	Building Assessment	\$1,012,100
Total Number of Floors		Total Assessment	\$1,227,600 (2017)
Building Size		Expected Delivery Date	
Living Area	894.38 sqm	Reposess./Judicial auth.	No
Building Area		Trade possible	
Lot Size		Certificate of Location	No
Lot Area		File Number	
Cadastre	2119338	Occupancy	According to the leases
Zoning	Residential	Deed of Sale Signature	90 days PP Accepted

Monthly Revenues (residential) - 12 unit(s)

Type	Total Number of Units	Number of Occupied Units	Monthly Revenue from Occupied Units	Number of Vacant Units	Monthly Revenue from Vacant Units
4 1/2	12	12	\$8,722		
Annual Potential Gross Revenue			\$104,664 (2018-08-15)		

Features

Sewage System	Municipality	Loading Platform
Water Supply	Municipality	Rented Equip. (monthly)
Foundation		Renovations
Roofing		Pool
Siding		Parking
Dividing Floor		Driveway
Windows		Garage
Window Type		Carport
Energy/Heating		Lot
Heating System		Topography
Floor Covering		Distinctive Features
Basement		Water (access)
Bathroom		View
Washer/Dryer (installation)		Proximity
Fireplace-Stove		Environmental Study
Kitchen Cabinets		Energy efficiency
Equipment/Services		Occupancy

Inclusions**Exclusions****Broker - Remarks**

This building combines both proximity to services and tranquility, close to Saint-Lambert and Greenfield Park. Street landscape and peaceful, 6 minutes walk from Charles-Lemoyne Hospital, 7 minutes walk from the shops of Victoria Street, 15 minutes by car from Montreal, 15 minutes by car from Cartier Dix30.

Addendum

Near by St-Lambert, very nice property of 12 x 4½ with parking at the back. Construction in 1986. Roof renewed in 2005. Inspection report available.

- The balcony change in August 2018
- The change of main entrance and rear doors in 2017
- The installation of fire alarms in 2016
- Plantation of a new tree in the yard in front of building

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

No

Source**Notice of disclosure**

Yes

IMMO PRESTIGE INTERNATIONAL INC., Real Estate Agency (Interest: Direct)

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

130 Rue King-Edward Le Vieux-Longueuil (Longueuil) J4R 2C1

Potential Gross Revenue (2018-10-01)		Residential	
Residential	\$105,588	Type	Number
Commercial		4 ½	12
Parking/Garages		Total	12
Other		Commercial	
Total	\$105,588	Type	Number
Vacancy Rate and Bad Debt		Others	
Residential		Type	Number
Commercial			
Parking/Garages			
Other			
Total			
Effective Gross Revenue	\$105,588		
Operating Expenses			
Municipal Taxes (2018)	\$12,160		
School Taxes (2018)	\$2,150		
Infrastructure Taxes			
Business Taxes			
Water Taxes			
Energy - Electricity	\$2,597		
Energy - Heating oil			
Energy - Gas			
Elevator(s)			
Insurance			
Cable (TV)			
Superintendent			
Sanitary Container			
Snow Removal	\$919		
Maintenance			
Equipment (Rental)			
Common Expenses			
Management/Administration			
Garbage			
Lawn			
Advertising			
Security			
Recovery of expenses			
Total	\$17,826		
Net Operating Revenue	\$87,762		



Frontage



Living room



Kitchen



Bedroom



Living room



Other



Living room



Kitchen



Bathroom



Bathroom



Staircase



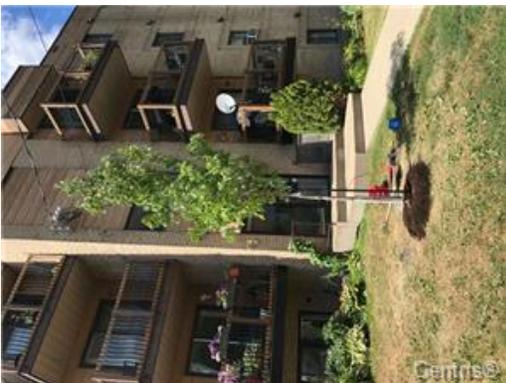
Other



Balcony



Other



Frontage