

**\$629,000****Centris® No.** 13906778**(Active)****Seller's Declaration**

Yes

8040-8042 Rue Browning LaSalle (Montréal) H8N 2G1 (Thierry)


[Financial Functions](#)

<b>Property Type</b>	Duplex	<b>Year Built</b>	1972
<b>Building Type</b>	Attached	<b>Occupancy</b>	30 days PP/PR Accepted
<b>Property Use</b>	Residential only	<b>Deed of Sale Signature</b>	30 days PP/PR Accepted
<b>Building Size</b>	29 X 40 ft / 8.84 X 12.19 m	<b>Lot Assessment</b>	\$90,000
<b>Living Area</b>		<b>Building Assessment</b>	\$380,000
<b>Lot Size</b>	29 X 83 ft / 8.84 X 25.30 m	<b>Certificate of Location</b>	Yes (2012)
<b>Lot Area</b>	2,462 sqft / 228.73 sqm	<b>Body of Water</b>	

**No. of Rooms** 6    **No. of Bedrooms** 4    **No. of Bathrooms and Powder Rooms** 1+0

<b>Potential Gross Revenue (2016-09-28)</b>		<b>Number of Units</b>	
Residential	\$58,200	<b>Residential</b>	
Commercial		<b>Type</b>	<b>Number</b>
Parking/Garages		2 ½	1
Other		5 ½	1
<b>Total</b>	<b>\$58,200</b>	6 ½	1
<b>Vacancy Rate and Bad Debt</b>		<b>Total</b>	<b>3</b>
Residential			
Commercial			
Parking/Garages			
Other			
<b>Total</b>			
<b>Effective Gross Revenue</b>	<b>\$58,200</b>		
<b>Operating Expenses</b>			
Municipal Taxes (2016)	\$3,828		
School Taxes (2016)	\$700		
Other	\$2,571		
<b>Total</b>	<b>\$7,099</b>		
<b>Net Operating Revenue</b>	<b>\$51,101</b>		

<b>Sewage System</b>	Municipality
<b>Water Supply</b>	Municipality
<b>Pool</b>	
<b>Parking</b>	Driveway (2), Garage (2)
<b>Heating System</b>	Electric baseboard units
<b>Water (access)</b>	
<b>Fireplace-Stove</b>	
<b>Equip./Serv.</b>	
<b>Renovations</b>	

**Inclusions**

appliances , fully furnished

**Source**

IMMOBILIÈRE ET FINANCE PORT ET MOUNT INC., 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.

DISCLAIMER: This document, including all attachments, is intended only for the named recipient(s) and may contain confidential information. Any unauthorized use, review, retransmission or dissemination of this document is strictly prohibited. If you have received this document in error, or are not the named recipient(s), please immediately notify the sender and destroy the original and all copies.