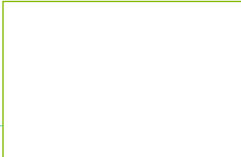




**Dmitry Li, Real Estate Broker**  
**IMMOBILIÈRE ET FINANCE PORT ET MOUNT INC.**  
 Real Estate Agency  
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**\$419,000**

**Centris® No.**

**15304366 (Active)**

12255 25e Avenue (R.-d.-P.), Rivière-des-Prairies/Pointe-aux-Trembles (Montréal)

**Seller's Declaration**

**Yes**

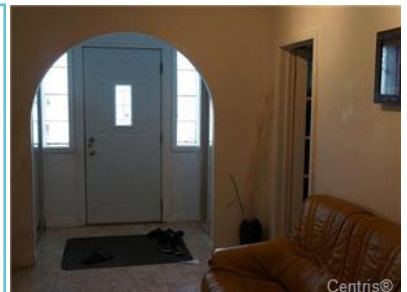
<b>Property Type</b>	Duplex	<b>Occupancy</b>	2017-07-01
<b>Building Type</b>	Detached	<b>Deed of Sale Signature</b>	2017-07-01
<b>Property Use</b>	Residential only	<b>Lot Assessment</b>	\$153,500
<b>Year Built</b>	1956	<b>Building Assessment</b>	\$237,700
<b>Building Size</b>	1 X 1 ft	<b>Total Assessment (2017)</b>	\$391,200
<b>Living Area</b>		<b>Zoning</b>	
<b>Lot Size</b>	88 X 68 ft		
<b>Lot Area</b>	5,984 sqft		
<b>Cert. of Location</b>	Yes (2013)		
<b>Body of Water</b>			



<b>Rooms</b>	6	<b>Bedrooms</b>	3	<b>Bathrooms and Powder Rooms</b>	1+0
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<b>Potential Gross Revenue (2017-01-15)</b>			<b>Number of Residential Units: 2</b>	
Residential		\$10,800	<b>Type</b>	<b>Number</b>
Commercial			4 ½	1
Parking/Garages			6 ½	1
Other				
<b>Total</b>		<b>\$10,800</b>		
<b>Operating Expenses</b>				
Municipal Taxes (2016)		\$3,468		
School Taxes (2016)		\$1		
Others		\$0		
<b>Total</b>		<b>\$3,469</b>		



<b>Sewage System</b>	Municipality	<b>Heating System</b>	Convection baseboards, Electric	<b>Equip./Serv.</b>
<b>Water Supply</b>	Municipality	<b>Water (access)</b>		
<b>Pool</b>		<b>Fireplace-Stove</b>	No	<b>Renovations</b>
<b>Parking</b>	Driveway (2), Garage (1)			

Source: IMMOBILIÈRE ET FINANCE PORT ET MOUNT INC., Real Estate Agency

2017-01-20 at 11:53 am