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MLS® No. 8241124 (Active)



\$799,000

**1255 Rue St-Marc
Ville-Marie (Montréal)
H3H 2E8**

Region Montréal
Neighbourhood Central West
Near ste catherine
Body of Water

Property Type	Quadruplex	Year Built	1900
Property Use	Residential only	Expected Delivery Date	
Building Type	Attached	Repossession	No
Total Number of Floors		Trade Possible	
Building Size	19.3 X 68 ft irr	Certificate of Location	No
Living Area	3,500.00 sqft	File Number	
Lot Size	19.3 X 115 ft	Possession Date	30 days PP Accepted
Lot Area	2,244.00 sqft	Deed of Sale Signature	30 days PP/PR Accepted
Québec Cadastre	1064719		
Zoning	Residential		

Municipal Assessment		Taxes (annual)	Energy (annual)
Year	2009	Municipal	\$4,150 (2009)
Lot	\$187,600	School	\$908 (2009)
Building	\$190,700	Infrastructure	Not issued
		Business Taxes	Not issued
		Water	Not issued
		Other	
Total	\$378,300	Total	Not issued

Monthly Revenues (residential) - 4 unit(s)

Apt. No.	1	End of Lease	2010-08-31	Included in Lease	Electricity
No. of Rooms	5	Effective Monthly Rent	\$1,295		
No. of Bedrooms	3	Potential Monthly Rent		Excluded in Lease	
No. Bath/PR	1+0	Features			
Washer/Dryer (inst.)	Yes	No. of Parking Spaces			

Apt. No.	2	End of Lease	2010-09-30	Included in Lease	Electricity
No. of Rooms	5	Effective Monthly Rent	\$1,450		
No. of Bedrooms	2	Potential Monthly Rent		Excluded in Lease	
No. Bath/PR	1+0	Features			
Washer/Dryer (inst.)	Yes	No. of Parking Spaces			

Apt. No.	3	End of Lease	2010-06-30	Included in Lease	
No. of Rooms	3	Effective Monthly Rent	\$995		
No. of Bedrooms	1	Potential Monthly Rent		Excluded in Lease	Heating, Electricity, Hot water

No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)	Yes	No. of Parking Spaces		
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Apt. No.	4	End of Lease	2010-02-28	Included in Lease
No. of Rooms	3	Effective Monthly Rent	\$750	
No. of Bedrooms	1	Potential Monthly Rent		Excluded in Lease Heating, Electricity, Hot water
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)		No. of Parking Spaces		
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Effective Annual Gross Revenue (residential)		\$53,880 (2009-12-01)	Potential Annual Gross Revenue (residential)	

Other monthly revenues - 1 unit(s)				
Type	Total Number of Units	Tot. Eff. Monthly Rev.	Number of Vacant Units	Tot. Pot. Monthly Rev.
Parking	2	\$0	2	\$200
Effective Annual Gross Revenue		\$0 (2009-10-24)	Potential Annual Gross Revenue	\$2,400

Grand Total of Annual Effective Gross Revenue	\$53,880	Grand Total of Annual Potential Gross Revenue	\$2,400
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Features		
Sewage System	Municipality	Loading Platform
Water Supply	Municipality	Rented Equip. (monthly)
Foundation		Renovations
Roofing		Pool
Siding	Stone, Stucco	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		
Equipment/Services		

Inclusions

Exclusions

MLS® Remarks
JUST RENOVATED 4plex - High ceilings and large open rooms filled with sunlight. Huge terrace, wood floors throughout and charming exposed brick and crown moldings. Right in the middle of downtown action. 1 block to Ste Catherine, 5 minute walk to Dawson, Concordia, Crescent Street. 2 parking spaces. Renovated - Electric heating, Revenue \$53 880

Seller's Declaration	No
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Basement



Frontage



Basement



Basement



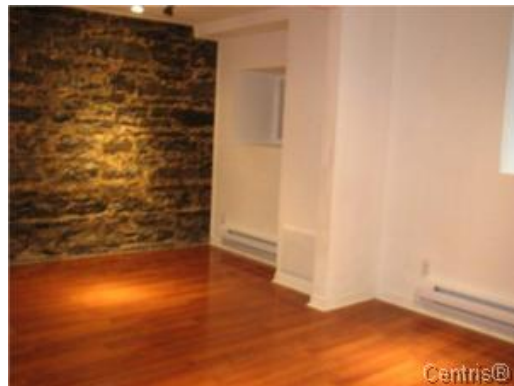
Basement



Basement



Basement



Basement



Other



Other



Other



Other



Other



Other



Other



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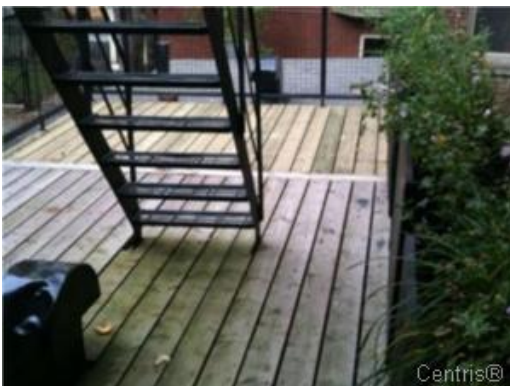
Other



Other



Other



Other



Basement