



**Martin Desjardins**, Certified Real Estate Broker AEO  
**KELLER WILLIAMS URBAIN**  
 Real Estate Agency  
 1100, Robert-Bourassa #104  
 Montréal (QC) H3B 3A5  
<http://www.MartinMontreal.com>

514-434-0208 / 514-868-1111  
 Fax : 514-868-9741  
[info@martinmontreal.com](mailto:info@martinmontreal.com)



**\$799,000**

5597-5601 Rue Waverly, Le Plateau-Mont-Royal (Montréal), H2T 2Y2

**Centris® No.**

24475622 (Active)

**Seller's Declaration**

Yes

<b>Property Type</b>	Triplex	<b>Occupancy</b>	According to the leases
<b>Building Type</b>	Attached	<b>Deed of Sale Signature</b>	30 days PP Accepted
<b>Property Use</b>	Residential only	<b>Lot Assessment</b>	\$189,100
<b>Year Built</b>	1910	<b>Building Assessment</b>	\$519,900
<b>Building Size</b>	16 X 61 ft irr	<b>Total Assessment (2017)</b>	\$709,000
<b>Living Area</b>		<b>Zoning</b>	Residential
<b>Lot Size</b>			
<b>Lot Area</b>	1,468.95 sqft		
<b>Cert. of Location</b>	No		
<b>Body of Water</b>			



<b>Rooms</b>	6	<b>Bedrooms</b>	3	<b>Bathrooms and Powder Rooms</b>	1+0
GF		Kitchen		8 X 13 ft	Ceramic
GF		Living room		16 X 9.1 ft	Wood
GF		Bathroom		7.1 X 4.11 ft	Wood
GF		Bedroom		16 X 12.6 ft	Laminate floor
BA1		Bedroom		12.1 X 8 ft	Laminate floor
BA1		Bedroom		5.11 X 16 ft	Laminate floor
BA1		Office		10.1 X 10.1 ft	Laminate floor



<b>Potential Gross Revenue (2017-08-14)</b>			<b>Number of Residential Units: 3</b>	
Residential		\$41,088	<b>Type</b>	<b>Number</b>
Commercial			4 ½	1
Parking/Garages			5 ½	1
Other			6 ½	1
<b>Total</b>		<b>\$41,088</b>		
<b>Operating Expenses</b>				
Municipal Taxes (2017)		\$5,866		
School Taxes (2017)		\$1,232		
Others		\$0		
<b>Total</b>		<b>\$7,098</b>		



<b>Sewage System</b>	Municipality	<b>Heating System</b>	Electric baseboard units	<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 (1)			

GOLDEN OPPURTUNITY for an occupying owner or investor. 3 large sized apartments including double living room and a fully furnished basement. Spacious bedrooms at the back. Hardwood floor on the ground floor and 2nd. Washer / dryer installation. Private parking for ground floor. Exceptional location - right in the heart of the Mile-End.

Source: RE/MAX DU CARTIER INC., Real Estate Agency

2017-11-07 at 9:56 am