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**\$1,145,000**

4292-4296 Rue Clark, Le Plateau-Mont-Royal (Montréal), H2W 1X3 (Rachel)

**Centris® No.**

14448136 (Active)

**Seller's Declaration**

Yes

<b>Property Type</b>	Triplex	<b>Occupancy</b>	30 days PP Accepted
<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>	\$356,300
<b>Year Built</b>	1900	<b>Building Assessment</b>	\$526,500
<b>Building Size</b>	21 X 60.2 ft	<b>Total Assessment (2017)</b>	\$882,800
<b>Living Area</b>		<b>Zoning</b>	Residential
<b>Lot Size</b>	21 X 110 ft		
<b>Lot Area</b>	2,519.83 sqft		
<b>Cert. of Location</b>	Yes (2017)		
<b>Body of Water</b>			



<b>Rooms</b>	6	<b>Bedrooms</b>	2	<b>Bathrooms and Powder Rooms</b>	1+0
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<b>Potential Gross Revenue (2017-11-21)</b>			<b>Number of Residential Units: 3</b>	
Residential		\$55,644	<b>Type</b>	<b>Number</b>
Commercial			6 ½	3
Parking/Garages				
Other				
<b>Total</b>		<b>\$55,644</b>		
<b>Operating Expenses</b>				
Municipal Taxes (2017)		\$7,169		
School Taxes (2017)		\$1,506		
Others		\$0		
<b>Total</b>		<b>\$8,675</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>	License tag (3)			

Triplex in the Mile-End in the heart of the Plateau. 3 large renovated apartments, hardwood floors, original brick walls, high ceilings, large windows, lots of light, preserved architectural details. 2 apartments available immediately. Close to city, shops and public transportation.

Exceptionally well kept building. Many upgrades to the building over the years.

4294 and 4296 are vacant since June 2017 and have been renovated.

Roof 2008

Source: GROUPE SUTTON IMMOBILIA INC., Real Estate Agency

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