

## PRO IMMOBILIER & HYPOTHÈQUE INC.

Simon-Pierre Poirier

Residential and Mortgage Real Estate Broker

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## Longueuil (Le Vieux-Longueuil) / Lemoyne

152-154, Rue St-Louis

Near victoria

# 14068202 - Source : PRO IMMOBILIER & HYPOTHÈQUE INC., Real Estate Agency



**For sale : 449 000 \$**

Category	Multi-family (2 to 5 units)
Style	Duplex
Rooms	5
Bedrooms	2
Bathrooms	1

### Building

	Unknown
Front	24 feet
Depth	44 feet

### Lot

Front	50 feet
Depth	112 feet
Area	5600 square feet

### Evaluation (2018)

Building	212 900 \$
Lot	89 600 \$
<b>Total:</b>	<b>302 500 \$</b>

### Expenses

	Monthly	Yearly
<b>Municipal Taxes (2018)</b>	367 \$	4 407 \$
<b>School taxes (2017)</b>	52 \$	618 \$
<b>Total:</b>	<b>419 \$</b>	<b>5 025 \$</b>

### Features

Driveway	Asphalt
Heating energy	Electricity
Heating system	Electric baseboard units
Parking	Garage, 6 Outdoor
Proximity	Cegep, High school, Highway, Park - green area, Public transport
Sewage system	Municipal sewer
Siding	Brick
Water supply	Municipality
Zoning	Residential, Commercial

### Income

Latest revision of revenue	2018-02-06
Residential gross potential	16 200 \$ / year
Gross commercial potential	26 280 \$ / year
5 1/2	
Commercial	
Warehouse	

