



**Bruce Miller**, Certified Residential and Commercial Real Estate Broker AEO  
**LES IMMEUBLES BRUCE MILLER INC.**  
 Real Estate Agency  
 5925, rue Monkland #206  
 Montréal (QC) H4A 1G7

514-483-2617  
 Fax : 514-483-9224  
 butterman789@yahoo.ca

**Centris No.** 15443438 (Active)



**\$817,000 + GST/QST**

**491Z-503Z Rue Brassard**  
**Saint-Michel-des-Saints**  
**J0K 3B0**

**Region** Lanaudière  
**Neighbourhood**  
**Near**  
**Body of Water**

<b>Property Type</b>	Duplex	<b>Year Built</b>	1944
<b>Property Use</b>	Residential and commercial	<b>Lot Assessment</b>	\$89,200
<b>Building Type</b>	Detached	<b>Building Assessment</b>	\$510,200
<b>Total Number of Floors</b>	2	<b>Total Assessment</b>	\$599,400 (136.30%)
<b>Building Size</b>	0.3 X 0.3 m	<b>Expected Delivery Date</b>	
<b>Living Area</b>		<b>Reposess./Judicial auth.</b>	No
<b>Building Area</b>	1,207.74 sqm	<b>Trade possible</b>	
<b>Lot Size</b>	43.28 X 40.84 m	<b>Certificate of Location</b>	Yes (2023)
<b>Lot Area</b>	2 153.4 sqm	<b>File Number</b>	
<b>Cadastre</b>	6142588	<b>Occupancy</b>	According to the leases
<b>Zoning</b>	Residential, Commercial	<b>Deed of Sale Signature</b>	14 days PP Accepted

### Monthly Revenues (residential) - 1 unit(s)

<b>Apt. No.</b>	491	<b>End of Lease</b>	2024-06-30	<b>Included in Lease</b>	Electricity
<b>No. of Rooms</b>	4	<b>Monthly Rent</b>	\$400	<b>Excluded in Lease</b>	
<b>No. of Bedrooms (al2</b>		<b>Rental Value</b>			
<b>No. Bath/PR</b>	1+0	<b>Features</b>			
<b>Washer/Dryer (inst.)</b>		<b>No. of Parking Spaces</b>			

**Annual Potential Gross Revenue** \$4,800 (2023-03-22)

### Monthly revenues (commercial, industrial and office) - 1 unit(s)

<b>Type</b>	Commercial	<b>Monthly Rent</b>	\$6,500	<b>Included in Lease</b>	
<b>Unit Number</b>	501	<b>Type of Lease</b>	Gross	<b>Excluded in Lease</b>	Heating, Electricity
<b>Firm Name</b>	korvette	<b>Rental Value</b>			
<b>Area</b>	1,207.74 sqm	<b>Renewal Option</b>	Yes (5 years)		
<b>Lease</b>	2023-02-01 to 2028-01-31	<b>Block Sale</b>			

**Annual Potential Gross Revenue** \$78,000 (2023-03-22)

### Other monthly revenues - 1 unit(s)

Type	Total Number of Units	Number of Occupied Units	Monthly Revenue from Occupied Units	Number of Vacant Units	Monthly Revenue from Vacant Units
------	-----------------------	--------------------------	-------------------------------------	------------------------	-----------------------------------

water tax	\$239																																																						
<b>Annual Potential Gross Revenue</b>	\$2,868 (2023-03-22)																																																						
<b>Features</b> <table border="0"> <tr> <td><b>Sewage System</b></td> <td>Municipality, yes</td> <td><b>Loading Platform</b></td> </tr> <tr> <td><b>Water Supply</b></td> <td>Municipality</td> <td><b>Rented Equip. (monthly)</b></td> </tr> <tr> <td><b>Foundation</b></td> <td></td> <td><b>Renovations</b></td> </tr> <tr> <td><b>Roofing</b></td> <td></td> <td><b>Pool</b></td> </tr> <tr> <td><b>Siding</b></td> <td></td> <td><b>Parkg (total)</b></td> </tr> <tr> <td><b>Dividing Floor</b></td> <td></td> <td><b>Driveway</b></td> </tr> <tr> <td><b>Windows</b></td> <td></td> <td><b>Garage</b></td> </tr> <tr> <td><b>Window Type</b></td> <td></td> <td><b>Carport</b></td> </tr> <tr> <td><b>Energy/Heating</b></td> <td></td> <td><b>Lot</b></td> </tr> <tr> <td><b>Heating System</b></td> <td></td> <td><b>Topography</b></td> </tr> <tr> <td><b>Floor Covering</b></td> <td></td> <td><b>Distinctive Features</b></td> </tr> <tr> <td><b>Basement</b></td> <td></td> <td><b>Water (access)</b></td> </tr> <tr> <td><b>Bathroom</b></td> <td></td> <td><b>View</b></td> </tr> <tr> <td><b>Washer/Dryer (installation)</b></td> <td></td> <td><b>Proximity</b></td> </tr> <tr> <td><b>Fireplace-Stove</b></td> <td></td> <td><b>Environmental Study</b></td> </tr> <tr> <td><b>Kitchen Cabinets</b></td> <td></td> <td><b>Energy efficiency</b></td> </tr> <tr> <td><b>Equipment/Services</b></td> <td></td> <td><b>Occupancy</b></td> </tr> <tr> <td><b>Mobility impaired accessible</b></td> <td></td> <td></td> </tr> </table>		<b>Sewage System</b>	Municipality, yes	<b>Loading Platform</b>	<b>Water Supply</b>	Municipality	<b>Rented Equip. (monthly)</b>	<b>Foundation</b>		<b>Renovations</b>	<b>Roofing</b>		<b>Pool</b>	<b>Siding</b>		<b>Parkg (total)</b>	<b>Dividing Floor</b>		<b>Driveway</b>	<b>Windows</b>		<b>Garage</b>	<b>Window Type</b>		<b>Carport</b>	<b>Energy/Heating</b>		<b>Lot</b>	<b>Heating System</b>		<b>Topography</b>	<b>Floor Covering</b>		<b>Distinctive Features</b>	<b>Basement</b>		<b>Water (access)</b>	<b>Bathroom</b>		<b>View</b>	<b>Washer/Dryer (installation)</b>		<b>Proximity</b>	<b>Fireplace-Stove</b>		<b>Environmental Study</b>	<b>Kitchen Cabinets</b>		<b>Energy efficiency</b>	<b>Equipment/Services</b>		<b>Occupancy</b>	<b>Mobility impaired accessible</b>		
<b>Sewage System</b>	Municipality, yes	<b>Loading Platform</b>																																																					
<b>Water Supply</b>	Municipality	<b>Rented Equip. (monthly)</b>																																																					
<b>Foundation</b>		<b>Renovations</b>																																																					
<b>Roofing</b>		<b>Pool</b>																																																					
<b>Siding</b>		<b>Parkg (total)</b>																																																					
<b>Dividing Floor</b>		<b>Driveway</b>																																																					
<b>Windows</b>		<b>Garage</b>																																																					
<b>Window Type</b>		<b>Carport</b>																																																					
<b>Energy/Heating</b>		<b>Lot</b>																																																					
<b>Heating System</b>		<b>Topography</b>																																																					
<b>Floor Covering</b>		<b>Distinctive Features</b>																																																					
<b>Basement</b>		<b>Water (access)</b>																																																					
<b>Bathroom</b>		<b>View</b>																																																					
<b>Washer/Dryer (installation)</b>		<b>Proximity</b>																																																					
<b>Fireplace-Stove</b>		<b>Environmental Study</b>																																																					
<b>Kitchen Cabinets</b>		<b>Energy efficiency</b>																																																					
<b>Equipment/Services</b>		<b>Occupancy</b>																																																					
<b>Mobility impaired accessible</b>																																																							
<b>Inclusions</b>																																																							
<b>Exclusions</b>																																																							
<b>Broker - Remarks</b> easy to manage property in the heart of st michel des saints leased out to Korvette dicount retailer , store of 13000 square feet on 23179 sq ft land, with a 4,5 appartement on 2nd floor , earn 8.4 % return.Note korvette pays 5% of gross sales or 60 k base rent which ever amount is greater,net revenue this year is \$68735 per annum for building																																																							
<b>Sale without legal warranty of quality, at the buyer's risk and peril</b>																																																							
<b>Seller's Declaration</b>	No																																																						
<b>Source</b> LES IMMEUBLES BRUCE MILLER INC., Real Estate Agency																																																							
This is not an offer or promise to sell that could bind the seller to the buyer , but an invitation to submit such offers or promises.																																																							

## Financial Summary

491Z-503Z Rue Brassard Saint-Michel-des-Saints J0K 3B0

<b>Potential Gross Revenue (2023-03-22)</b>		<b>Residential</b>	
Residential	\$4,800	<b>Type</b>	<b>Number</b>
Commercial	\$78,000	4 ½	1
Parking/Garages		<b>Total</b>	<b>1</b>
Other	\$2,868	<b>Commercial</b>	
<b>Total</b>	<b>\$85,668</b>	<b>Type</b>	<b>Number</b>
<b>Vacancy Rate and Bad Debt</b>		Commercial	1
Residential		<b>Total</b>	<b>1</b>
Commercial		<b>Others</b>	
Parking/Garages		<b>Type</b>	<b>Number</b>
Other		Other	
<b>Total</b>		<hr/>	
<b>Effective Gross Revenue</b>		Gross Income Multiplier	9.54 <sup>1</sup>
		Price per door	\$817 000 <sup>1</sup>
		Price per room	\$204 250 <sup>1</sup>
		Coefficient comparison of number of rooms	4.00 <sup>1</sup>
		Total number of rooms	4 <sup>1</sup>
<b>Operating Expenses</b>			
Municipal Tax (2023)	\$7,344		
School Tax (2023)	\$575		
Infrastructure Tax			
Business Tax			
Water Tax			
Energy - Electricity			
Energy - Heating oil			
Energy - Gas			
Elevator(s)			
Insurance	\$6,381		
Cable (TV)			
Superintendent			
Sanitary Container			
Snow Removal			
Maintenance	\$2,633		
Equipment (Rental)			
Common Expenses			
Management/Administration			
Garbage			
Lawn			
Advertising			
Security			
Recovery of expenses			
<b>Total</b>	<b>\$16,933</b>		
<b>Net Operating Revenue</b>	<b>\$68,735</b>		