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Centris No. 10514777 (Active)

[See all pictures](#)



\$1,399,000

336 Boul. Curé-Poirier E.
Longueuil (Le Vieux-Longueuil)

J4J 2J4

Region Montérégie

Neighbourhood East

Near Lavallee

Body of Water

Property Type	6 Units	Year Built	1967
Property Use	Residential only	Lot Assessment	\$715,200
Building Type	Detached	Building Assessment	\$292,600
Total Number of Floors	3	Total Assessment	\$1,007,800 (138.82%)
Building Size	50.1 X 29.11 ft irr	Expected Delivery Date	
Living Area		Reposess./Judicial auth.	No
Building Area		Trade possible	
Lot Size	75 X 80 ft	Certificate of Location	Yes (2019)
Lot Area	5 999.8 sqft	File Number	
Cadastre	3220331	Occupancy	According to the leases
Zoning	Residential	Deed of Sale Signature	30 days PP Accepted

Monthly Revenues (residential) - 6 unit(s)

Apt. No.	1	End of Lease	2026-06-30	Included in Lease
No. of Rooms	3	Monthly Rent	\$659	
No. of Bedrooms (al 1		Rental Value		Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)	Yes	No. of Parking Spaces		
Apt. No.	2	End of Lease	2026-11-30	Included in Lease
No. of Rooms	4	Monthly Rent	\$1,480	
No. of Bedrooms (al 2		Rental Value		Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)	Yes	No. of Parking Spaces		
Apt. No.	3	End of Lease	2026-06-30	Included in Lease
No. of Rooms	4	Monthly Rent	\$797	
No. of Bedrooms (al 2		Rental Value		Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)	Yes	No. of Parking Spaces		
Apt. No.	4	End of Lease	2026-06-30	Included in Lease
No. of Rooms	4	Monthly Rent	\$800	
No. of Bedrooms (al 2		Rental Value		Excluded in Lease

No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)	Yes	No. of Parking Spaces		
Apt. No.	5	End of Lease	2026-09-30	Included in Lease
No. of Rooms	4	Monthly Rent	\$1,489	
No. of Bedrooms (al	2	Rental Value		Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)	Yes	No. of Parking Spaces		
Apt. No.	6	End of Lease	2027-09-30	Included in Lease
No. of Rooms	4	Monthly Rent	\$1,524	
No. of Bedrooms (al	2	Rental Value		Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)	Yes	No. of Parking Spaces		
Annual Potential Gross Revenue			\$80,988 (2025-12-04)	

Features

Sewage System	Municipality	Loading Platform	
Water Supply	Municipality	Rented Equip. (monthly)	
Foundation	Poured concrete	Renovations	
Roofing	Elastomeric membrane	Pool	
Siding	Aluminum, Brick	Parkg (total)	Driveway (6)
Dividing Floor		Driveway	
Windows		Garage	
Window Type		Carport	
Energy/Heating	Electricity	Lot	
Heating System	Electric baseboard units	Topography	Flat
Floor Covering		Distinctive Features	
Basement		Water (access)	
Bathroom		View	
Washer/Dryer (installation)		Proximity	Bicycle path, CEGEP, Commuter train, Daycare centre, Elementary school, High school, Highway, Hospital, Metro, Park, Réseau Express Métropolitain (REM)
Fireplace-Stove		Environmental Study	
Kitchen Cabinets		Energy efficiency	
Property/Unit Amenity		Occupancy	
Building Amenity			
Mobility impaired accessible			

Inclusions

Any movable or appliances included in leases.

Exclusions

Personal belongings of the tenants

Remarks

6 plex in a great location in Longueuil. 5 4 1/2 units and 1 3 1/2. All lessees pay their own expenses. Apt 2, 5 and 6 recently renovated. Apt 2 and 6 new windows and roof is 2016. Close to all services and public transportation. Visit of all apartments with accepted offer only.

Addendum

The sale is made without legal warranty at the risk and peril of the buyer.

All revenues are effective as of March 1, 2026

Sale with exclusion(s) of legal warranty : The sale is made without legal warranty at the buyer's risk and peril.

Seller's Declaration

Yes SD-84899

Source

ADRESZ SOLUTIONS, 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

336 Boul. Curé-Poirier E. Longueuil (Le Vieux-Longueuil) J4J 2J4

Potential Gross Revenue (2026-03-01)		Residential	
Residential	\$80,988	Type	Number
Commercial		3 ½	1
Parking/Garages		4 ½	5
Other		Total	6
Total	\$80,988	Commercial	
Vacancy Rate and Bad Debt		Type	Number
Residential		Others	
Commercial		Type	Number
Parking/Garages			
Other		Gross Income Multiplier	17.27
Total		Price per door	\$233 167
		Price per room	\$60 826
		Coefficient comparison of number of rooms	3.83
		Total number of rooms	23
Effective Gross Revenue	\$80,988		
Operating Expenses			
Municipal Tax (2025)	\$6,270		
School Tax (2025)	\$594		
Infrastructure Tax			
Business Tax			
Water Tax			
Energy - Electricity	\$793		
Energy - Heating oil			
Energy - Gas			
Elevator(s)			
Insurance	\$3,909		
Cable (TV)			
Superintendent			
Sanitary Container			
Snow Removal	\$800		
Maintenance			
Equipment (Rental)			
Common Expenses			
Management/Administration			
Garbage			
Lawn	\$650		
Advertising			
Security			
Recovery of expenses			
Total	\$13,016		
Net Operating Revenue	\$67,972		