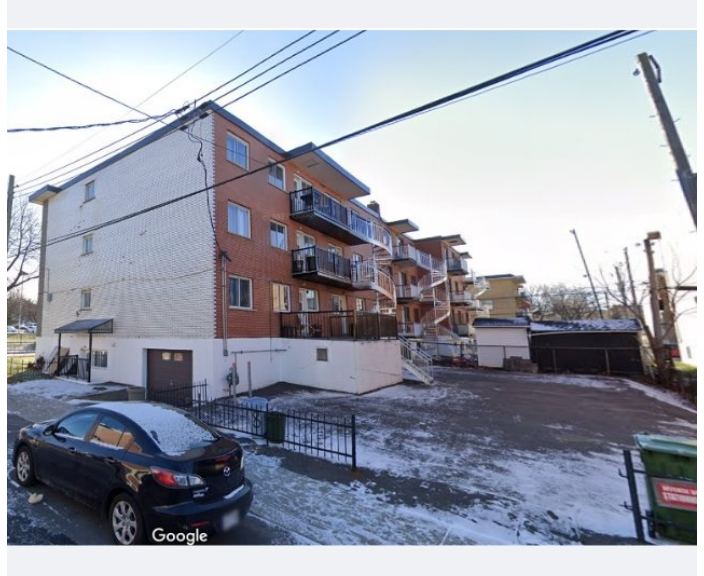


8-15-PLEX FOR SALE

MONTRÉAL (MONTRÉAL-NORD)



ULS : 17112110

4243 RUE D'AMOS, MONTRÉAL (MONTRÉAL-NORD), H1H 1P4

Bienvenue dans cet immeuble résidentiel bien entretenu de 8 unités à Montréal-Nord. Composé de 7 X 5 1/2 and 1 X 3 1/2. Avec de bons revenus et beaucoup de potentiel, cette propriété offre des espaces de vie confortables à proximité de toutes les commodités. Idéal pour les investisseurs à la recherche d'un revenu stable dans un

Complete information at the following address :

www.remax-quebec.com, ULS: #17112110



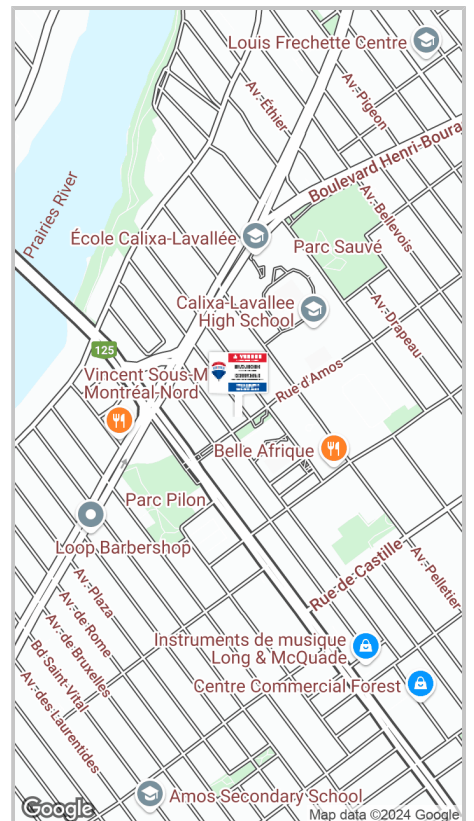
LOT AREA: **6,513 SF**



NUMBER OF ROOMS : **0**



YEAR BUILT : **1969**



JOE MAGRI
Real Estate Broker
RE/MAX EXCELLENCE
Ofc. : 514-354-6240



GIULIANO AGOSTINO
Residential Real Estate Broker
RE/MAX EXCELLENCE
Ofc. : 514-354-6240

\$1,395,000

Calculate your payments



ADDENDA

None

CHARACTERISTICS

Sale without legal warranty of quality, at the buyer's risk and peril.

Water Supply
Municipality

Sewage System
Municipality

BUILDING DETAILS AND PROPERTY INTERIOR

Size
60' X 44'10"

Year built
1969

LOT AND EXTERIOR FEATURES

Lot size
67' X 95'

Lot area
6,513 SF

Zoning
Residential

NEIGHBOURHOOD STATISTICS



POPULATION BY AGE GROUP

Powered by LOCAL LOGIC



14 AND UNDER	21.1%	35-49 YEARS	20.1%
15-19 YEARS	5.4%	50-64 YEARS	18.1%
20-34 YEARS	18.2%	65 AND OVER	17.1%

HOUSEHOLD COMPOSITION

PERSON LIVING ALONE : 35.5%	FAMILIES WITH CHILDREN : 0.0%	FAMILIES WITH NO CHILDREN : 0.0%
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EDUCATION

NO DIPLOMA	HIGH SCHOOL	APPRENTICESHIP OR TRADE	COLLEGE	UNIVERSITY
31.5%	23.4%	19.1%	13.9%	12.1%

HOUSING TYPE

SINGLE-DETACHED HOUSE	SEMI-DETACHED OR ROW HOUSE	DUPLEX	APARTMENT, LESS THAN 5 FLOORS	APARTMENT, 5 OR MORE FLOORS
4.5%	4.8%	17.4%	72.5%	0.8%

SPOKEN LANGUAGE(S)

Unilingual French	55.4%
Unilingual English	3.1%
Bilingual (Fr/En)	38.6%
Other	2.9%

AVERAGE INCOME

HOUSEHOLD	\$78,588
INDIVIDUAL	\$36,392

HOUSING TENANCY

OWNERS	25.8%
RENTERS	74.2%

INCLUDED & EXCLUDED

Included
Not specified

Excluded
Not specified

FINANCIAL DETAILS

ASSESSMENT (2024)

Lot assessment
\$363,100.00

Building assessment
\$785,800.00

Municipal assessment
\$1,148,900.00

TAXES

Municipal (2024)
\$8,434.00

School (2024)
\$926.00

TOTAL
\$9,360.00

GROSS YEARLY REVENU (POTENTIAL)

Residential
\$89,628.00

Total
\$89,628.00

ANNUAL EXPENSES

Insurance
\$5,485.00

Total
\$5,485.00

ENERGY

Electricity
\$380.00

Gas
\$6,379.00