



Jin Wu, Residential and Commercial Real Estate Broker
ROX-IMMO INC.
 Real Estate Agency
 1179, rue Décarie #206
 Saint-Laurent (QC) H4L 3M8
<http://www.rox-immo.com>

514-885-5328 / 514-500-1680
 Fax : 1-866-380-2550
 noah21ca.estate@gmail.com



Centris No. 25968032 (Active)



\$978,000

**6620 Rue Briand
 Montréal (Le Sud-Ouest)
 H4E 3L3**

Region Montréal
Neighbourhood Côte-Saint-Paul
Near
Body of Water

Property Type	Triplex	Year Built	1957
Property Use	Residential only	Lot Assessment	\$242,700
Building Type	Attached	Building Assessment	\$423,100
Total Number of Floors	2	Total Assessment	\$665,800 (146.89%)
Building Size	29 X 38 ft	Expected Delivery Date	
Living Area		Reposess./Judicial auth.	No
Building Area		Trade possible	
Lot Size	29 X 80 ft	Certificate of Location	Yes (2020)
Lot Area		File Number	
Cadastre	1243483	Occupancy	According to the leases
Zoning	Residential	Deed of Sale Signature	30 days PP Accepted

Monthly Revenues (residential) - 3 unit(s)

Apt. No.	2	End of Lease	2025-01-31	Included in Lease	Heating, Electricity, Hot water
No. of Rooms	6	Monthly Rent	\$2,600	Excluded in Lease	
No. of Bedrooms (al3)		Rental Value			
No. Bath/PR	2+0	Features			
Washer/Dryer (inst.)	Yes	No. of Parking Spaces			

Apt. No.	3	End of Lease	2025-06-30	Included in Lease	
No. of Rooms	3	Monthly Rent	\$650	Excluded in Lease	
No. of Bedrooms (al1)		Rental Value			
No. Bath/PR	1+0	Features			
Washer/Dryer (inst.)	Yes	No. of Parking Spaces			

Apt. No.	4	End of Lease	2025-06-30	Included in Lease	
No. of Rooms	3	Monthly Rent	\$590	Excluded in Lease	
No. of Bedrooms (al1)		Rental Value			
No. Bath/PR	1+0	Features			
Washer/Dryer (inst.)	Yes	No. of Parking Spaces			

Annual Potential Gross Revenue \$46,080 (2024-08-31)

Features

Sewage System	Municipality	Loading Platform	
Water Supply	Municipality	Rented Equip. (monthly)	

Foundation		Renovations	
Roofing		Pool	
Siding		Parkg (total)	Driveway (1)
Dividing Floor		Driveway	
Windows		Garage	
Window Type		Carport	
Energy/Heating	Electricity	Lot	
Heating System	Electric baseboard units	Topography	
Floor Covering		Distinctive Features	
Basement	6 feet and more, Finished basement	Water (access)	
Bathroom		View	
Washer/Dryer (installation)		Proximity	Bicycle path, CEGEP, Elementary school, Highway, Metro, Park, Public transportation
Fireplace-Stove		Environmental Study	
Kitchen Cabinets		Energy efficiency	
Property/Unit Amenity		Occupancy	
Building Amenity			
Mobility impaired accessible			

Inclusions

Exclusions

Remarks
Triplex well-maintained over the years in a quiet area, just steps away from all amenities.

Addendum
Beautiful triplex just steps to Metro Monk. 2 unit 3 1/2 on 2nd floor, 6 1/2 on first floor. Basement is finished with a bathroom, a laundry room and 4 other rooms. Great potential.

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

Seller's Declaration Yes SD-54672

Source
ROX-IMMO 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

6620 Rue Briand Montréal (Le Sud-Ouest) H4E 3L3

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Frontage



Living room



Dining room



Hall



Kitchen



Bedroom



Bedroom



Bathroom



Bedroom



Bedroom



Bathroom



Back facade