



**Simon Beauregard**, Certified Real Estate Broker  
**GROUPE SUTTON - CENTRE OUEST INC.**  
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**\$530,000**

7022-7024 Rue Clark, Rosemont/La Petite-Patrie (Montréal), H2S 3G4

**Centris® No.**

18369763 (Sold Nb. of Days 10)

**Seller's Declaration**

Yes

<b>Property Type</b>	Duplex	<b>Occupancy</b>	According to the leases
<b>Building Type</b>	Semi-detached	<b>Deed of Sale Signature</b>	30 days PP Accepted
<b>Property Use</b>	Residential only	<b>Lot Assessment</b>	\$157,900
<b>Year Built</b>	1910	<b>Building Assessment</b>	\$215,200
<b>Building Size</b>	25 X 36 ft	<b>Total Assessment (2012)</b>	\$373,100
<b>Living Area</b>		<b>Zoning</b>	Residential
<b>Lot Size</b>	25 X 80 ft	<b>Date of Sale</b>	2015-07-17
<b>Lot Area</b>	2,000 sqft	<b>Selling Brokerage Firm</b>	GROUPE SUTTON - CENTRE OUEST INC.
<b>Cert. of Location</b>	No		
<b>Body of Water</b>			



Rooms	5	Bedrooms	3	Bathrooms and Powder Rooms	1+0
2		Living room		13.6 X 19.5 ft	Wood
2		Bedroom		9.5 X 10.6 ft	Wood
2		Bedroom		9.5 X 12 ft	Wood
2		Bedroom		9.5 X 11.6 ft	Wood
2		Bathroom		9.5 X 12 ft	Ceramic
2		Kitchen		12.8 X 14.5 ft	Wood



Potential Gross Revenue (2015-08-01)		Number of Residential Units: 2	
		Type	Number
Residential	\$28,800	5 ½	2
Commercial			
Parking/Garages			
Other			
<b>Total</b>	<b>\$28,800</b>		
Operating Expenses			
Municipal Taxes (2015)	\$3,064		
School Taxes (2015)	\$656		
Others	\$0		
<b>Total</b>	<b>\$3,720</b>		



<b>Sewage System</b>	Municipality	<b>Heating System</b>	Electric baseboard units	<b>Equip./Serv.</b>
<b>Water Supply</b>	Municipality	<b>Water (access)</b>		
<b>Pool</b>		<b>Fireplace-Stove</b>	No	<b>Renovations</b>
<b>Parking</b>				

Ideal for the owner occupant seeking a work/live space in the heart of Mile Ex. Bright and roomy duplex with excellent revenues. Big fenced yard. In the back, a detached bright, fully finished and insulated 225 sq ft studio/office with windows and skylights. Downstairs, storage, workshop. Many renos since 2001:electrical, plumbing, roof, bricks etc.

Extensive renovations since 2001, including:

- Main roof
- Detached studio roof
- Brick replaced and/or repointed
- Windows & skylights
- Plumbing & electrical
- Interior insulation, finishing and wiring of the studio.

Source: CENTURY 21 VISION, Real Estate Agency

2015-09-08 at 3:35 pm