



Alain Furlano
 Real Estate Broker - B6260
514-898-1853
 Email : a.furlano@videotron.ca
 Website : <http://www.alainfurlano.com>

Sainte-Thérèse / Central (Old)

86-88, Rue Napoléon

Near Turgeon
 # 21236788 - Source : PRO IMMOBILIER & HYPOTHÈQUE INC., Real Estate Agency

Sold



Very nice triplex located close to many amenities. Main floor available immediately ideal for owner occupied or chose your own tenants.

Included

3 x Hot Water Tanks, Cabana

Features

Basement	Finished basement, 6 feet and over
Driveway	Asphalt, Double width or more
Foundation	Poured concrete
Heating energy	Electricity
Heating system	Electric baseboard units
Parking	4 Outdoor
Proximity	Highway
Roofing	Asphalt shingles
Sewage system	Municipal sewer
Siding	Brick, Aluminum
Water supply	Municipality
Windows	Aluminum
Zoning	Residential

For sale : 449 000 \$

Category	Multi-family (2 to 5 units)
Style	Triplex
Type	Semi-detached
Rooms	6
Bedrooms	3
Bathrooms	2

Building

	1988 (32 years)
Front	8.96 meters
Depth	12.1 meters

Lot

Front	13.72 meters
Depth	30.48 meters
Area	418.1 square meters

Expenses

	Monthly	Yearly
Insurance	192 \$	2 304 \$
Municipal Taxes (2019)	404 \$	4 853 \$
School taxes (2019)	31 \$	372 \$
Total:	627 \$	7 529 \$

Rooms

	Level	Dimensions
Master bedroom Floor: Wood	Ground floor	11'1" x 17'
Storage Floor: Floating floor	Basement	6'11" x 10'1"
Family room Floor: Floating floor	Basement	14' x 16'5"
Living room Floor: Wood	Ground floor	14'1" x 16'6"
Kitchen Floor: Other	Ground floor	17' x 13'8"
Bedroom Floor: Wood	Ground floor	10'1" x 13'
Bedroom Floor: Floating floor	Basement	10'3" x 12'7"
Kitchen Floor: Other	Basement	10'3" x 8'3"
Master bedroom Floor: Other	Basement	10'7" x 12'6"
Living room Floor: Other	Basement	12'1" x 11'3"
Bedroom Floor: Parquetry	2nd floor	13'1" x 10'3"
Master bedroom Floor: Parquetry	2nd floor	15'6" x 11'2"
Living room Floor: Parquetry	2nd floor	16'6" x 18'
Kitchen Floor: Linoleum	2nd floor	17' x 13'4"

Income

Latest revision of revenue	2019-07-23
Residential gross potential	15 060 \$ / year
3 1/2	
4 1/2	
6 1/2	



