



Mario Conte
Delivering the Impossible
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Saint-Lin/Laurentides-301-305, Rue de la Cl?-des-Champs
\$510,000



301-305, Rue de la Cl?-des-Champs, Saint-Lin/Laurentides,
J5M2Z7

ULS : 9396823

[VISITE DE LA PROPRIÉTÉ](#)

At the EXPRESS demand of the client , kindly assure all offers are open min until 04th of JULY for response. .Work needed ! This triplex is located in a peaceful crescent, close to ?cole primaire de l'Oiseau-Bleu, ?cole secondaire de l'Achigan, CPE Royaume des Bouts de Choux, Golf Le Champ?tre, Parc Beauregard and public transit. An ideal location to attract quality tenants. What's more, it's possible to acquire up to three other income properties on the same street, representing a golden opportunity for any investor wishing to maximize their real estate portfolio.

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Chambre en vedette	2
Salle de bain en vedette	1

Financiers

Évaluation municipale

Évaluation du terrain	\$111,700.00
Évaluation du bâtiment	\$339,000.00
Évaluation municipale	\$450,700.00

Taxes

Municipale	\$5,239.00
École	\$267.00
Total	\$5,506.00

ADDENDA

The notary will be chosen by the vendor.
A deposit representing 5% of the sale price must be paid, within 24 hours of acceptance of the promise to purchase, to the order of the firm Paquet & Associ?s, bailiffs, in trust.
All documents required by the buyer will be at the buyer's expense.
The MRC/Canada Revenue Agency holds a right of pre-emption on these properties. Please take careful note of this.

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Multi-family (2 to 5 units)
Année de construction	1990
Number of Rooms	4
Nombre d'étages	2
Type de Windows	Sliding , French window
Revêtement	Aluminum , Brick

Caractéristiques du terrain et extérieur

Superficie du terrain	8,029.94 SF
Proximité	Daycare centre , Elementary school , High school

DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Caractéristiques				
Système de chauffage			Electric baseboard units	
Énergie de chauffage			Electricity	
Approvisionnement en eau			Municipality	
Système d'égout			Municipal sewer	
Zonage			Residential	
Fondation			Poured concrete	

INCLUSIONS & EXCLUSIONS

Inclusions	none
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