



Mario Conte  
Delivering the Impossible  
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**Saint-Lin/Laurentides-302-306, Rue de la Cl?-des-Champs**

**\$575,000**



**302-306, Rue de la Cl?-des-Champs, Saint-Lin/Laurentides,  
J5M2Z7**

ULS : 12381443

## [VISITE DE LA PROPRIÉTÉ](#)

At the clients express request please leave all offers open until July 04th for response. THANK YOU  
.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 | \$337,100.00 |
| Évaluation municipale  | \$448,800.00 |

#### Taxes

|            |            |
|------------|------------|
| Municipale | \$5,225.00 |
| École      | \$266.00   |
| Total      | \$5,491.00 |

### 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 | 7,966 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 |
|------------|------|

