



Mario Conte
Delivering the Impossible
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Gatineau (Hull)-280, Rue Champlain

\$1,100,000



280, Rue Champlain, Gatineau (Hull), J8X3S2

ULS : 23048660

[VISITE DE LA PROPRIÉTÉ](#)

Sold under judicial authority ***Superb building constructed in 2020, comprising two one-bedroom apartments and two two-bedroom apartments. Modern, bright apartments with concrete floors, heat pumps, air exchangers, water heaters, and appliances included. Enjoy an exceptional location near the Canadian Museum of History, Jacques-Cartier Park, the Hull marina, and the Alexandra Bridge to Ottawa. Property tax subsidy until 2027. A unique opportunity in a sought-after area! ***Please note we are under judicial sale , *** No Documents available other than the leases.

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Chambre en vedette	1
Salle de bain en vedette	1

Financiers

Évaluation municipale

Évaluation du terrain	\$240,700.00
Évaluation du bâtiment	\$807,100.00
Évaluation municipale	\$1,047,800.00

Taxes

Municipale	\$9,381.00
École	\$849.00
Total	\$10,230.00

ADDENDA

Discover this superb quadruplex built in 2020, ideally located in the sought-after Île de Hull neighborhood in Gatineau. This contemporary building comprises four bright and well-designed units, including two one-bedroom units and two two-bedroom units.

Each apartment stands out for its modern design, quality materials, and exceptional comfort: , heat pump, air exchanger, water heater, and appliances included (stove, refrigerator, washer, dryer, and dishwasher).

Residents also enjoy fiberglass balconies and three outdoor parking spaces.

Its location is simply ideal--close to government buildings, the Canadian Museum of History, Jacques-Cartier Park, the Hull marina, bike paths, and a few minutes' walk from the Alexandra Bridge leading directly to Ottawa.

A turnkey property offering quality, location, and peace of mind in an area where rental demand continues to grow.

THE SALE IS MADE WITHOUT LEGAL WARRANTY, AT THE RISK AND PERILOF

THE BUYER;

THE NOTARY INSTRUMENTING WILL BE A NOTARY CHOSEN BY THESELLER;

A 5% DEPOSIT MADE TO THE ORDER OF PAQUETTE & ASSOCIÉ, BAILIFFS ACTING AS TRUSTEES, MUST BE TRANSMITTED WITHIN 24 HOURS OF ACCEPTANCE;

ALL DOCUMENTS REQUIRED BY THE PURCHASER ARE AT THE PURCHASER'S EXPENSE;

Les exigences de la vente :

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L'Annexe du Vendeur sont requis avec toute offre soumise.

- Le notaire sera désigné par le Vendeur sans exception.

- Allouer un délai d'acceptation de 72 heures ouvrables irrévocable à toute offre soumise.

- Nonobstant la clause 7 du présent contrat, la rétribution au courtier est payable à l'expiration des délais prévus au Code de procédure civile.

- L'Annexe du Vendeur fait partie intégrante de la fiche descriptive de l'Immeuble.

-Les clauses 8.1.2 à 8.10 sont retirées (non applicables) du présent contrat de courtage.

- Aucune rétribution, dédommagement ou remboursement de frais et/ou dépenses ne sera versé à l'agence ou au courtier si, avant la signature de l'acte de vente, le propriétaire de l'immeuble ou un tiers remédie aux défauts et qu'il n'y a plus lieu de procéder à la vente sous contrôle de justice. Il en va de même si le vendeur est empêché de procéder à la vente.

en raison d'une procédure d'injonction, ordonnance ou jugement du tribunal, ou si le propriétaire fait cession de ses biens conformément aux dispositions de la Loi sur la faillite et l'insolvabilité.

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Multi-family (2 to 5 units)
Taille	
Année de construction	2020
Number of Rooms	3
Nombre d'étages	2
les fenêtres	PVC
Type de Windows	Crank handle
Revêtement	Aluminum , Brick
Toiture	Asphalt shingles

Caractéristiques du terrain et extérieur

Dimensions du terrain	10.06 ft x 99.02 ft
Superficie du terrain	3,266 SF
Stat. (total)	Outdoor , 3
Proximité	Highway , Cegep , Park - green area , Bicycle path , Public transport

DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Living room	1st level/Ground floor	12.8x12.10 ft	Flexible floor coverings	
Dining room	1st level/Ground floor	8x13.10 ft	Flexible floor coverings	
Kitchen	1st level/Ground floor	7.8x14.11 ft	Flexible floor coverings	
Laundry room	1st level/Ground floor	3.10x5.3 ft	Flexible floor coverings	
Bathroom	1st level/Ground floor	5.2x8.2 ft	Flexible floor coverings	

Master bedroom	1st level/Ground floor	9.7x14.11 ft	Flexible floor coverings	
Hallway	2nd floor	4.2x4.8 ft	Flexible floor coverings	
Living room	2nd floor	9.7x16.4 ft	Flexible floor coverings	
Dining room	2nd floor	8.10x10.11 ft	Flexible floor coverings	
Kitchen	2nd floor	7.9x10.6 ft	Flexible floor coverings	
Laundry room	2nd floor	3.6x6.6 ft	Flexible floor coverings	
Bathroom	2nd floor	4.11x9.1 ft	Flexible floor coverings	
Master bedroom	2nd floor	10.9x15.8 ft	Flexible floor coverings	
Hallway	3rd floor	4.11x6 ft	Flexible floor coverings	
Hallway	3rd floor	5.11x16.5 ft	Flexible floor coverings	
Kitchen	3rd floor	7.8x14.3 ft	Flexible floor coverings	
Dining room	3rd floor	9.4x12 ft	Flexible floor coverings	
Living room	3rd floor	9.8x19 ft	Flexible floor coverings	
Master bedroom	3rd floor	9.9x15.8 ft	Flexible floor coverings	
Bedroom	3rd floor	8.4x13.9 ft	Flexible floor coverings	
Bathroom	3rd floor	4.11x8.5 ft	Flexible floor coverings	
Laundry room	3rd floor	3.1x6.4 ft	Flexible floor coverings	

Hallway	3rd floor	5.10x6.4 ft	Flexible floor coverings	
Hallway	4th floor	3.4x3.4 ft	Flexible floor coverings	
Living room	4th floor	14.3x14.11 ft	Flexible floor coverings	
Dining room	4th floor	9.1x12.3 ft	Flexible floor coverings	
Kitchen	4th floor	7.8x14.5 ft	Flexible floor coverings	
Laundry room	4th floor	3.1x6.4 ft	Flexible floor coverings	
Bathroom	4th floor	4.11x8.5 ft	Flexible floor coverings	
Master bedroom	4th floor	12.7x15.8 ft	Flexible floor coverings	
Bedroom	4th floor	12.3x15.8 ft	Flexible floor coverings	
Hallway	4th floor	5.6x6.4 ft	Flexible floor coverings	

Caractéristiques

Système de chauffage	Electric baseboard units
Énergie de chauffage	Electricity
Équipements / services	Central heat pump
Approvisionnement en eau	Municipality
Système d'égout	Municipal sewer
Toiture	Asphalt shingles
Zonage	Residential
Allée	Asphalt
Aménagement paysager	Patio

Fondation	Poured concrete
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INCLUSIONS & EXCLUSIONS

Inclusions	none
Exclusions	All items belonging to occupants

