

Carole Pichette  
Real Estate Broker  
C9198  
Phone : 514-702-9000  
Email : pichette.carole@videotron.ca  
Website : http://www.carolepichette.com

**Longueuil (Le Vieux-Longueuil) / Lemoyne**  
**152-154, Rue St-Louis**

Near victoria  
# 14068202 - Source : PRO IMMOBILIER & HYPOTHÈQUE INC., Real Estate Agency



**For sale : 449 000 \$**

<b>Category</b>	Multi-family (2 to 5 units)
<b>Style</b>	Duplex
<b>Rooms</b>	5
<b>Bedrooms</b>	2
<b>Bathrooms</b>	1

<b>Building</b>	
	Unknown
<b>Front</b>	24 feet
<b>Depth</b>	44 feet

<b>Lot</b>	
<b>Front</b>	50 feet
<b>Depth</b>	112 feet
<b>Area</b>	5600 square feet

<b>Evaluation (2018)</b>	
<b>Building</b>	212 900 \$
<b>Lot</b>	89 600 \$
<b>Total:</b>	<b>302 500 \$</b>

<b>Expenses</b>		Monthly	Yearly
<b>Municipal Taxes (2018)</b>		367 \$	4 407 \$
<b>School taxes (2017)</b>		52 \$	618 \$
<b>Total:</b>		<b>419 \$</b>	<b>5 025 \$</b>

**Features**

<b>Driveway</b>	Asphalt
<b>Heating energy</b>	Electricity
<b>Heating system</b>	Electric baseboard units
<b>Parking</b>	Garage, 6 Outdoor
<b>Proximity</b>	High school, Highway, Park - green area, Public transport, Cegep
<b>Sewage system</b>	Municipal sewer
<b>Siding</b>	Brick
<b>Water supply</b>	Municipality
<b>Zoning</b>	Residential, Commercial

**Income**

<b>Latest revision of revenue</b>	2018-02-06
<b>Residential gross potential</b>	16 200 \$ / year
<b>Gross commercial potential</b>	26 280 \$ / year
<b>5 1/2</b>	
<b>Commercial</b>	
<b>Warehouse</b>	

