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## Saint-Donat

**370-372, Rue Principale**

# 17623083 - Source : PRO IMMOBILIER & HYPOTHÈQUE INC., Real Estate Agency



**For sale : 220 000 \$**

<b>Category</b>	Multi-family (2 to 5 units)
<b>Style</b>	Quadruplex
<b>Rooms</b>	4
<b>Bedrooms</b>	2
<b>Bathrooms</b>	1

### Building

	1967 (52 years)
<b>Front</b>	30 feet
<b>Depth</b>	82 feet
<b>Area</b>	2636 square feet
<b>Living area</b>	2100 square feet

### Lot

<b>Front</b>	50 feet
<b>Depth</b>	140 feet
<b>Area</b>	6998 square feet

### Evaluation (2019)

<b>Building</b>	129 700 \$
<b>Lot</b>	33 200 \$
<b>Total:</b>	<b>162 900 \$</b>

### Expenses

	Monthly	Yearly
<b>Municipal Taxes (2019)</b>	320 \$	3 842 \$
<b>School taxes (2019)</b>	8 \$	95 \$
<b>Total:</b>	<b>328 \$</b>	<b>3 937 \$</b>

### Features

<b>Basement</b>	Crawl space
<b>Cupboard</b>	Laminated, Wood
<b>Distinctive features</b>	Other
<b>Easy access</b>	Mobility impaired accessible
<b>Foundation</b>	Poured concrete
<b>Garage</b>	Attached
<b>Heating energy</b>	Electricity
<b>Heating system</b>	Electric baseboard units
<b>Parking</b>	Garage, 7 Outdoor
<b>Proximity</b>	Cross-country skiing, Elementary school, Golf, Other, High school, Bicycle path, Daycare centre, Alpine skiing, Park - green area, Highway
<b>Roofing</b>	Asphalt shingles, Tin
<b>Sewage system</b>	Municipal sewer
<b>Siding</b>	Pressed fibre, Asbestos
<b>Topography</b>	Flat
<b>Water supply</b>	Municipality
<b>Window type</b>	Sliding
<b>Windows</b>	Aluminum
<b>Zoning</b>	Commercial, Residential

**Income**

<b>Latest revision of revenue</b>	2019-07-31
<b>Residential gross potential</b>	22 800 \$ / year
<b>4 1/2</b>	