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**Saint-Hyacinthe / Saint-Joseph**

**16680-16696, Av. Desrochers**

Near Avenue Villeneuve

# 21348634 - Source : ROYAL LEPAGE MULTI-SERVICES, Real Estate Agency



**For sale : 465 000 \$Without legal warranty**

<b>Category</b>	Revenue property
<b>Rooms</b>	4
<b>Bedrooms</b>	2
<b>Bathrooms</b>	1

**Building**

	Unknown
<b>Front</b>	10.32 meters
<b>Depth</b>	10.45 meters
<b>Area</b>	112.69 square meters
<b>Living area</b>	225.38 square meters

**Lot**

<b>Front</b>	37.65 meters
<b>Depth</b>	25.02 meters
<b>Area</b>	939.6 square meters

**Evaluation (2019)**

<b>Building</b>	299 100 \$
<b>Lot</b>	74 800 \$
<b>Total:</b>	<b>373 900 \$</b>

**Expenses**

	Monthly	Yearly
<b>Municipal Taxes (2018)</b>	522 \$	6 266 \$
<b>School taxes (2018)</b>	46 \$	554 \$
<b>Total:</b>	<b>568 \$</b>	<b>6 820 \$</b>

**Features**

<b>Basement foundation</b>	Concrete slab on the ground
<b>Distinctive features</b>	Street corner
<b>Foundation</b>	Poured concrete
<b>Garage</b>	Double width or more, Detached
<b>Heating energy</b>	Electricity
<b>Heating system</b>	Electric baseboard units
<b>Parking</b>	6 Garage, 10 Outdoor
<b>Proximity</b>	Park - green area, Elementary school, Bicycle path, Public transport
<b>Roofing</b>	Elastomer membrane
<b>Sewage system</b>	Municipal sewer
<b>Siding</b>	Vinyl
<b>Topography</b>	Flat
<b>Water supply</b>	Municipality
<b>Windows</b>	PVC
<b>Zoning</b>	Residential, Commercial

**Income**

<b>Latest revision of revenue</b>	2018-08-21
<b>Residential gross potential</b>	25 320 \$ / year
<b>Gross commercial potential</b>	16 980 \$ / year
<b>2 1/2</b>	
<b>3 1/2</b>	
<b>4 1/2</b>	
<b>Commercial</b>	
<b>Warehouse</b>	