



Carole Seguin

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**L'Original
 80, Longueuil**

1140339 - Source : Seguin Realty Ltd, Real Estate Broker

Duplex



For sale : 109 900 \$

Category	Multi-family (2 to 5 units)
Style	Duplex

Building	1890 (129 years)
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Lot	
Front	48 feet
Depth	154 feet

Evaluation (2020)	
Building	110 000 \$

Expenses	Monthly	Yearly
Insurance	133 \$	1 592 \$
Energy cost	163 \$	1 951 \$
Water taxes	232 \$	2 780 \$
Municipal Taxes (2019)	194 \$	2 323 \$
Total:	721 \$	8 646 \$

LOOKING FOR A DUPLEX? THIS IS IT! Nicely located in the quaint Village of L'Original close to all amenities. Well rented to long term tenants. Main floor consisting of a very spacious 3 bedroom unit and access to basement for storage rented at \$671.54/month, heating & hydro extra (heating with natural gas furnace) and the second floor unit is a one bedroom apt. rented at \$588.78/month, heating & hydro included (electric baseboard). There is a detached garage at the back for tenant's use for storage and tenants has their own separate driveway parking spaces and a nice backyard. A/S roof redone June 2019 and new N/G furnace installed. Annual gross income \$15,124.00. Call today!

Features

Driveway	Crushed stone
Heating energy	Natural gas, Electricity
Heating system	Electric baseboard units, Air circulation
Roofing	Asphalt shingles
Sewage system	Municipal sewer
Siding	Vinyl
Water supply	Municipality