

# INTELLA

AGENCE IMMOBILIÈRE

1381-1383 et 1385-1387 rue St-Jacques, Montréal (QC)  
1381-1383 and 1385-1387 St-Jacques St., Montreal (QC)



## Deux duplexes à vendre Two duplexes for sale

- Terrain - 298.2 mètres carrés  
*Land - 298.2 square meters*
- Les propriétés du sujet doivent subir un réaménagement complet  
*Subject properties are to undergo a full redevelopment*
- Prix demandé 1 500 000,00 \$ pour les deux propriétés  
*Asking price \$1,500,000.00 for both properties*
- **Vendu sans garantie légale tel quel est à l'entière responsabilité de l'acheteur**  
***Sold without legal warrantee as is where is to the full responsibility of the purchaser***



**DOMENIC VINCENTI**

Courtier immobilier agréé / *Certified Real Estate Broker*

514-895-4646 | [domenic@intellaimmobilier.com](mailto:domenic@intellaimmobilier.com)

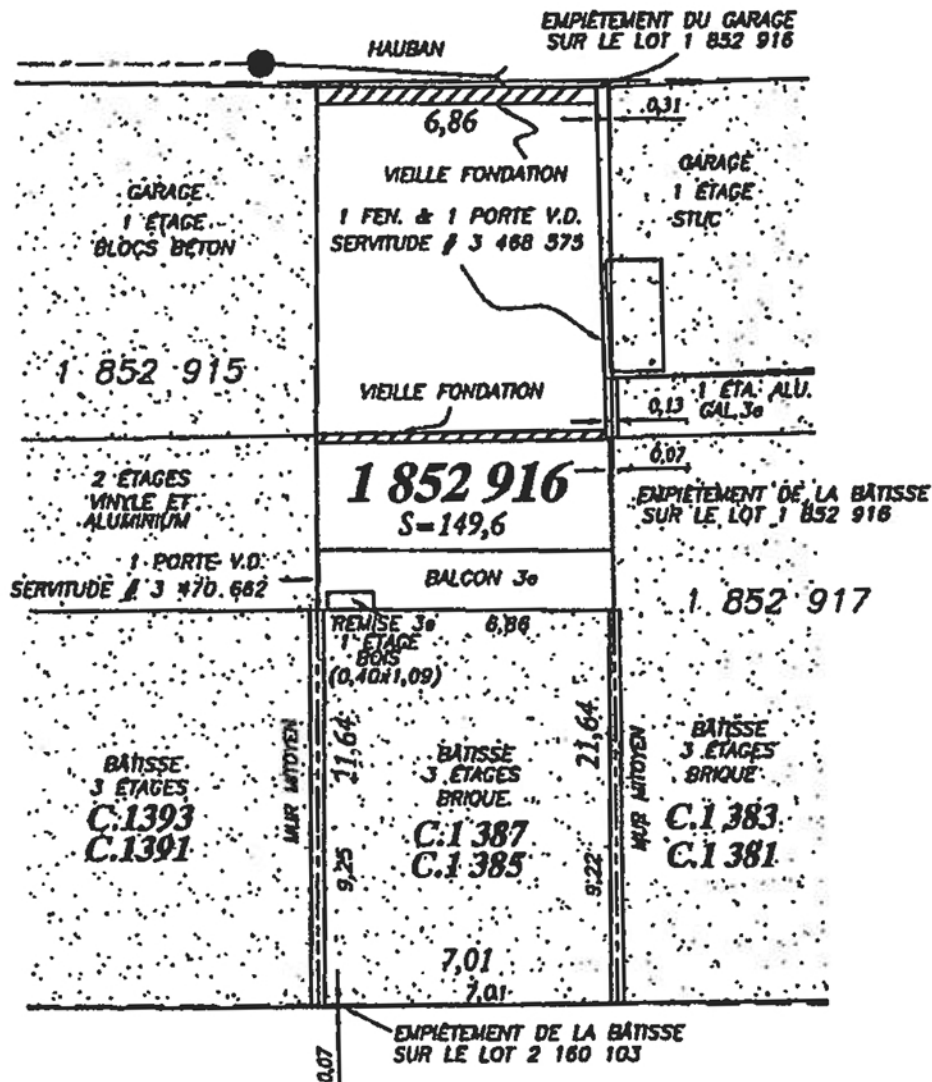
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## RUE BONAVENTURE

2 160 039



## RUE SAINT-JACQUES OUEST

2 160 103

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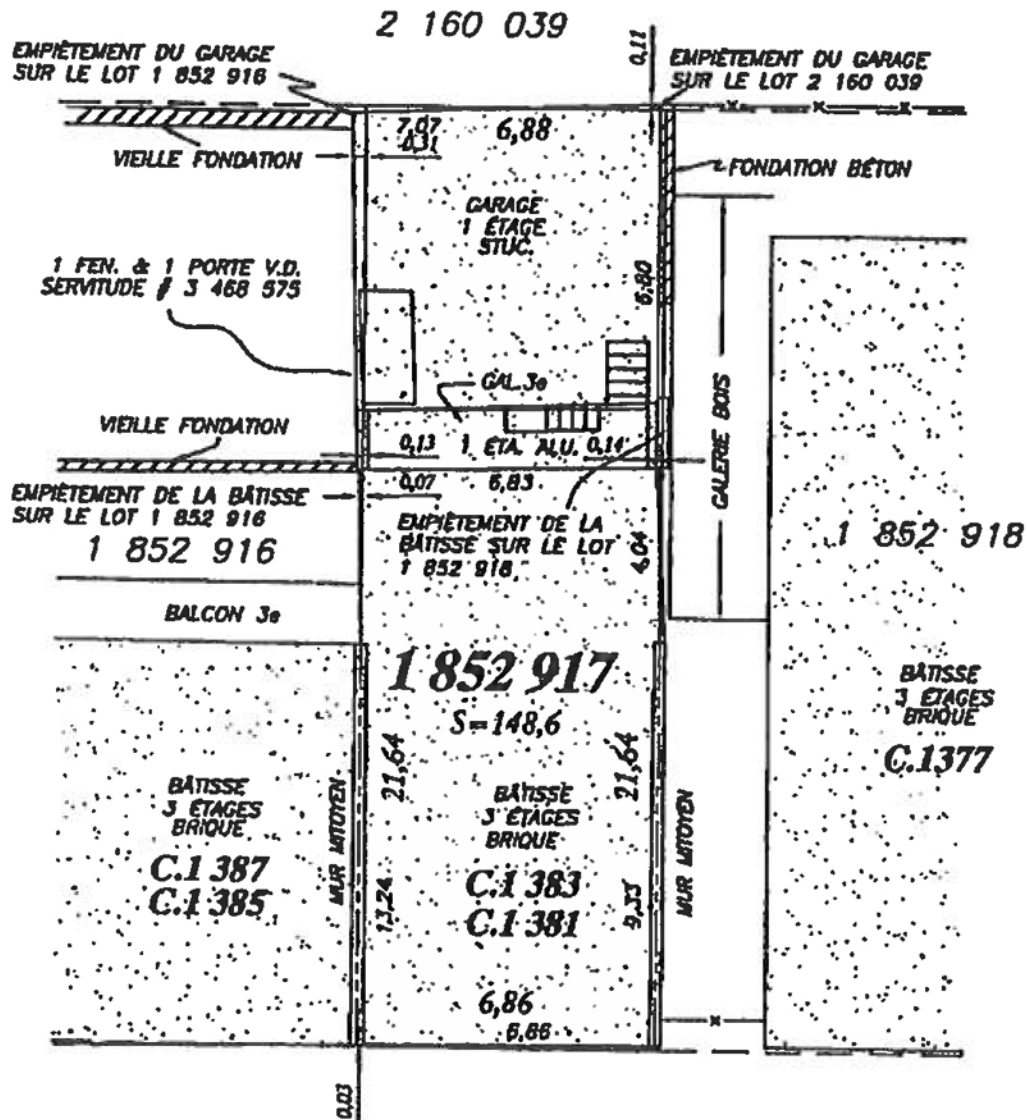


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## RUE BONAVENTURE



## RUE SAINT-JACQUES OUEST

2 160 103

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<b>Account number</b> 130926-50	<b>Reference number</b> 70653411-18-01-00	<b>Access code</b> 23253	<b>Taxation period</b>			<b>Billing date</b>			
			Day	Month	Year	to	Day	Month	Year
			01	01	2018		31	12	2018
							26	01	2018
<b>Debtor(s) of the account</b> LISA DI PAOLA		<b>Property location</b> 1385-1387 SAINT-JACQUES							
		<b>Borough:</b> VILLE-MARIE							
<input type="checkbox"/> This account concerns the debtor(s) above and other co-debtors also entered as owners on the property assessment roll.		<b>Taxable value(s) on December 31, 2016</b> 250 000		<b>Adjusted taxable value(s) for fiscal year 2018</b> 275 000		<b>Taxable value(s) on the 2017-2019 roll</b> 287 500			
<b>Cadastral description</b> 1852916									
<b>Breakdown of account</b> (See the annex)			<b>Tax base</b>	<b>Rate</b>	<b>Amount</b>				
<b>VILLE DE MONTRÉAL</b>									
GENERAL TAX - CATEGORY: NON-RESIDENTIAL IMMOVABLE			275 000	2,81433/\$100	7 739,41				
CLASS 8: (85% X \$3,1935) + (15% X \$0,6657)									
SPECIAL TAX CONCERNING WATER SERVICE			275 000	0,29776/\$100	818,84				
CLASS 8: (85% X \$0,3324) + (15% X \$0,1015)									
SPECIAL TAX CONCERNING ROADS			275 000	0,01953/\$100	53,71				
CLASS 8: (85% X \$0,0224) + (15% X \$0,0033)									
<b>BOROUGH</b>									
TAX CONCERNING SERVICES (BY-LAW CA-24-273)			275 000	0,0433 /\$100	119,08				
TAX CONCERNING CAPITAL EXPENDITURES			275 000	0,0065 /\$100	17,88				
<b>Due date(s)</b>	Day	Month	Year	Amount	Day	Month	Year	Amount	<b>Account total</b>
1 <sup>st</sup> :	01	03	2018	4 374,46	2 <sup>nd</sup> :	01	06	2018	4 374,46
									8 748,92

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<b>Account number</b> 130927-00	<b>Reference number</b> 20653420-18-01-00	<b>Access code</b> 25204	<b>Taxation period</b>				<b>Billing date</b>							
			Day	Month	Year	to	Day	Month	Year					
			01	01	2018		31	12	2018					
									26	01	2018			
<b>Debtor(s) of the account</b> LISA DI PAOLA		<b>Property location</b> 1381-1383 SAINT-JACQUES												
		<b>Borough:</b> VILLE-MARIE												
<input type="checkbox"/> This account concerns the debtor(s) above and other co-debtors also entered as owners on the property assessment roll.		<b>Taxable value(s) on December 31, 2016</b> 310 600			<b>Adjusted taxable value(s) for fiscal year 2018</b> 341 667			<b>Taxable value(s) on the 2017-2019 roll</b> 357 200						
<b>Cadastral description</b> 1852917														
<b>Breakdown of account</b> (See the annex)				<b>Tax base</b>		<b>Rate</b>		<b>Amount</b>						
<b>VILLE DE MONTRÉAL</b>														
GENERAL TAX - CATEGORY: NON-RESIDENTIAL IMMOVABLE				341 667		2,18238/\$100		7 456,47						
CLASS 7: (60% X \$3,1935) + (40% X \$0,6657)														
SPECIAL TAX CONCERNING WATER SERVICE				341 667		0,24004/\$100		820,14						
CLASS 7: (60% X \$0,3324) + (40% X \$0,1015)														
SPECIAL TAX CONCERNING ROADS				341 667		0,01476/\$100		50,43						
CLASS 7: (60% X \$0,0224) + (40% X \$0,0033)														
<b>BOROUGH</b>														
TAX CONCERNING SERVICES (BY-LAW CA-24-273)				341 667		0,0433 /\$100		147,94						
TAX CONCERNING CAPITAL EXPENDITURES				341 667		0,0065 /\$100		22,21						
<b>Due date(s)</b>		Day	Month	Year	<b>Amount</b>		Day		Month	Year	<b>Amount</b>		<b>Account total</b>	
1st:		01	03	2018	4 248,60		2nd:		01	06	2018	4 248,59		8 497,19

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