

FOR SALE / À VENDRE



182-188 Harwood, Vaudreuil-Dorion

Price/Prix: \$1,325,000 **Gross Revenues:** \$179,676 **Op. exps. :** \$ 51,801

Style/Genre: Mixed-Use Commercial (3 locales), Residential (22 units)

Type: Superior concrete construction **Exterior/Exterieur:** Brick, Concrete

Year built/Construit: 1958

Mix of 22 Residential units: 4 x 2.5's, 11 x 3.5's, 7 x 4.5's

Commercial units: Framing store, Reseaux office, Exercise Club/Gym

Usable area/Superficie usable: 20,853 sq. ft. **Lot size/Superficie:** 25,697 sq. ft.

Heating/Chauffage: Gas **Floor(s)/Étages:** 3 **Parking/Garage:** Yes

Taxes/Taxes municipales: \$18,731 **School Taxes/Taxes scolaires:** \$2,518

Key features: Top real estate location in Dorion, on main Harwood road, handsome, well-maintained building near to all major amenities: key thoroughfares and intersections, main commercial offices nearby, shopping centres, Banks, Caisse Populaire, are all neighbours to this choice spot.

Main improvements: Roof redone 4 years ago, Front entrance and façade refinished last year, Front and side windows replaced, New floors installed in most apartments, plumbing completely updated, new electrical breakers installed, new hallway carpets installed 2 years ago, mailboxes replaced, landscaping improved, parking surfaces redone.

FOR MORE INFORMATION OR A VISIT TO SEE THIS PROPERTY

Pour plus d'information ou une visite à voir cette propriété

Call/appelez : SNOWDON & ASSOCIÉS

TEL: 630-9852

ASK FOR ROBERT SNOWDON