

1 - 7 SAINT-JOSEPH SHERBROOKE

4 UNITS

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

4 Units

PROPERTY DESCRIPTION

Four-unit building located in the heart of Brompton. It comprises four 4.5-room units, all spanning two floors and featuring both a powder room and a full bathroom. Tenants are responsible for their own energy costs. The building underwent a major conversion in 2005 and still offers significant potential for optimization in the coming years. There is an option to purchase it as part of a portfolio alongside the neighboring four-unit building (9-15 St-Joseph).

HIGHLIGHTS

- ✓ Bright living area with various amenities nearby.
- ✓ Two-level layout offering comfort and privacy.
- ✓ Peaceful setting bordered by trees, with no neighbors to the left or at the rear.

ASKING PRICE :
\$799,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Major conversion around 2005 (footings, foundation, drains, doors and windows, insulation, balconies, railings, brickwork, interior partitions, soundproofing, plumbing, electrical, cabinetry, flooring, etc.)

ADDITIONAL INFORMATION

The sale is made without legal warranty of quality, at the BUYER's own risk.

Pets are permitted under the terms of the leases.

Minor variance regarding the setback, side setbacks, and encroachment.

A new certificate of location has been ordered.

Responsibility for appliances

Tenant

Number of units

4



Number of Parking Spaces

+6

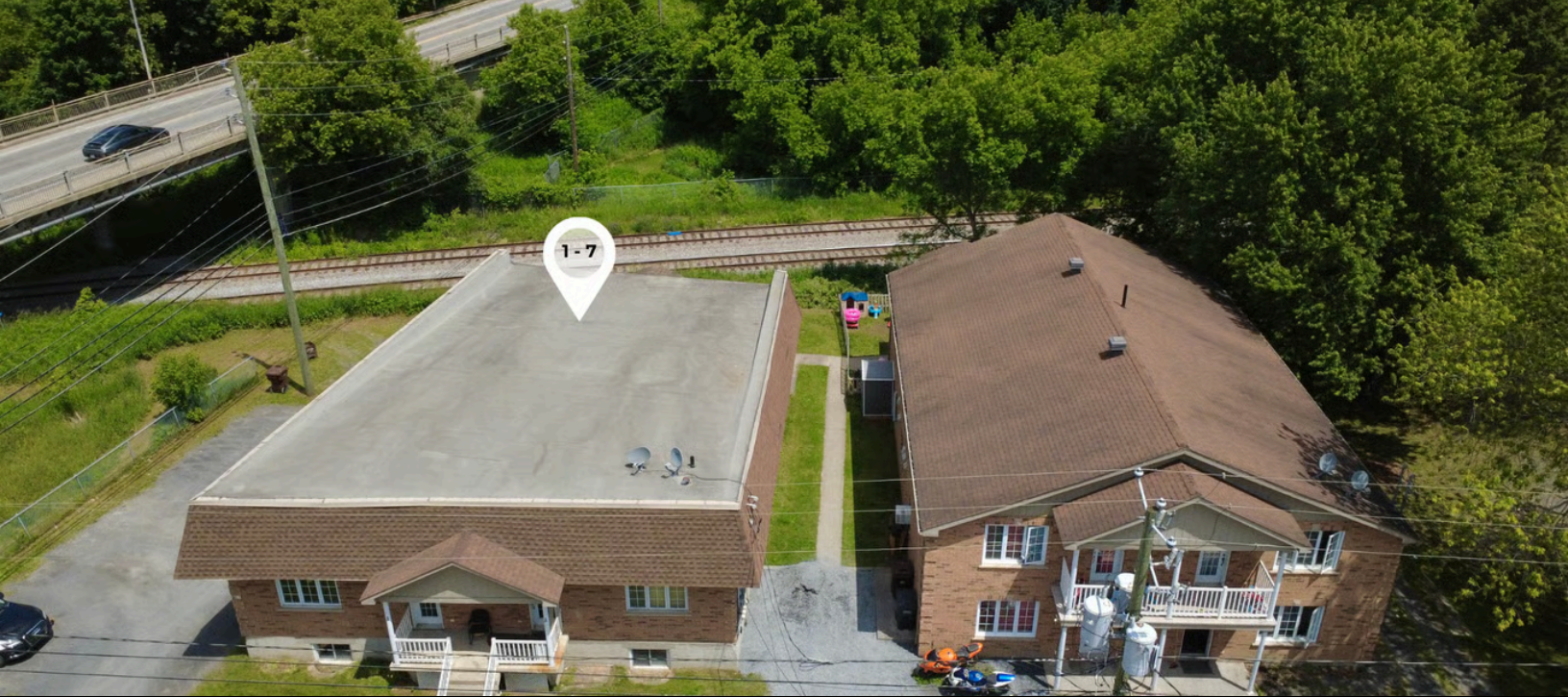
Hot Water System

Independent tanks



Heating System

Electric baseboards



1 - 7 Saint-Joseph, Sherbrooke



BUILDING DESCRIPTION

General Information

Cadastral number 3600615

Total Municipal Assessment

Total Municipal Assessment 539 300 \$

Municipal Land Assessment 109 800 \$

Municipal Building Assessment 429 500 \$

Construction

Number of Storeys 1

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1924; major conversion around 2005.

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room N/A

Number of Rooms 16

Number of Units 4 x 4.5

Washer/Dryer Inlet Yes

Appliance Responsibility Tenant

Heating Responsibility Tenant

Hot Water Responsibility Tenant

Parking

Type of Parking Exterior

Number of Parking Spaces +6

Area

Land Surface Area 7 751 sq. ft.



FEATURES

Fenced

N/A

Condition of Roof

Elastomeric membrane

Concierge Agreement

N/A

Hot Water System

Independent tanks

Electrical Panels

Circuit breakers

Environmental Report

N/A

Internet and Telecom

N/A

Condition of Doors

Good condition

Intercom and Doorbell

Doorbells, separate entrances

Condition of Windows

Good condition - PVC

Exterior Siding

Brick

Floor Covering

Parquet, floating floor, ceramic tile

Plumbing

Copper, ABS

Condition of Balconies

Good condition

Heating System

Electric baseboards

Condition of Kitchens

Good condition

Condition of Bathrooms

Good condition

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$58,200	100 %	\$1,213
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$58,200		\$1,213
Vac. / Bad debt			
EGR	\$58,200		\$1,213

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Municipal Taxes	Current	\$6,100	10.5 %	\$1,525
School Taxes	Current	\$347	0.6 %	\$87
Insurance	Estimated	\$2,963	5.1 %	\$741
Electricity				
Heating				
Snow Removal	Current	\$650	1.1 %	\$163
Lawn	Current			
Pelouse	Current	\$175	0.3 %	\$44
Total Expenses		\$10,235	17.6 %	\$2,559
Net Revenue		\$47,965		\$11,991



