

**1030 - 1050 GIROUARD E
SAINT-HYACINTHE**

4 UNITS

PMML

FOR SALE



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BUILDING TYPE

Detached

BUILDING CATEGORY

4 Units

PROPERTY DESCRIPTION

Four-unit building offering excellent income. The units have been renovated over the years, including kitchens and bathrooms, ensuring a well-maintained and easy-to-manage property. Roof redone in 2017 with recent updates to the smaller roof sections. Basement of approximately 8 feet offering strong optimization potential and the possibility for an owner-occupant. Single-width garage with additional parking. Stable opportunity with good value-add potential.

HIGHLIGHTS

- ✓ 4-unit building with strong rental income
- ✓ Several renovations (kitchens and bathrooms)
- ✓ Roof redone in 2017 + newer secondary roofs
- ✓ Sewer drain replaced up to the foundation
- ✓ Basement with optimization potential
- ✓ Owner-occupant opportunity
- ✓ Single garage and outdoor parking

ASKING PRICE :
\$789,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Roof redone in 2017

Front balcony redone in 2017

Plumbing and bathroom of unit 1040 #1 redone in 2017

All bathrooms have been recently renovated

3 out of 4 kitchens renovated

Secondary roofs have been replaced

Cast iron sewer drain replaced in the basement up to the building foundation

ADDITIONAL INFORMATION

Garage: Single-width, vacant

Owner-occupants welcome

Vacant basement for optimization or owner use

This sale is made without any legal warranty of quality from the seller

Responsibility for appliances

Tenant

Number of units

4



Number of Parking Spaces

2 space (1 interior - 1 exterior)

Hot Water System

Waterheater tank



Heating System

Electricity



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BUILDING DESCRIPTION

General Information

Cadastral number 1 701 043

Total Municipal Assessment

Total Municipal Assessment 506 500 \$

Municipal Land Assessment 61 300 \$

Municipal Building Assessment 445 200 \$

Construction

Number of Storeys 2

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1949

Concrete foundation

Features

Plumbing Good

Condition of Roof 207 and 2025

Condition of Doors Good

Condition of Balconies In front 2017

Condition of Windows +/- 2009

Condition of Kitchens 3 out 4 renovated

Electrical Panels Breakers

Exterior Siding Concrete and rock

Condition of Bathrooms 2017 and younger

Floor Covering Good

Electromechanical System

Fire System Smoke detector

Building type

Laundry Room N/A

Number of Rooms 16

Number of Units 4

Washer/Dryer Inlet Yes each apartment

Appliance Responsibility Tenant

Heating Responsibility Tenant

Hot Water Responsibility Tenant

Parking

Type of Parking 1 interior - 1 exterior

Number of Parking Spaces 2 space (1 interior - 1 exterior)

Area

Land Surface Area 3 728 sqft



FEATURES

Fenced

on the side only

Condition of Roof

207 and 2025

Concierge Agreement

No

Hot Water System

Waterheater tank

Electrical Panels

Breakers

Environmental Report

N/A

Internet and Telecom

No

Condition of Doors

Good

Intercom and Doorbell

Doorbell

Condition of Windows

+/- 2009

Exterior Siding

Concrete and rock

Floor Covering

Good

Plumbing

Good

Condition of Balconies

In front 2017

Heating System

Electricity

Condition of Kitchens

3 out 4 renovated

Condition of Bathrooms

2017 and younger

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$61,080	100 %	\$1,273
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$61,080		\$1,273
Vac. / Bad debt			
EGR	\$61,080		\$1,273

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Municipal Taxes	Current	\$5,277	8.6 %	\$1,319
School Taxes	Current	\$334	0.5 %	\$84
Insurance	Current	\$2,438	4 %	\$610
Electricity				
Heating				
Snow Removal				
Lawn				
Total Expenses		\$8,049	13.2 %	\$2,012
Net Revenue		\$53,031		\$13,258





