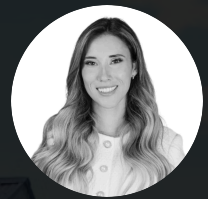


1140 - 1142 SYLVIO-LACHARITÉ SHERBROOKE

2 UNITS

PMML

FOR SALE



Jessika Lahaie

Team Jessika Lahaie

Executive VP

Real Estate Broker | PMML

Partner

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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

2 Units

PROPERTY DESCRIPTION

Discover this charming duplex situated on a lot of over 7,100 sq. ft. It features two spacious 8½-room units, each spanning three floors and including two full bathrooms and a powder room. Ideal for an owner-occupant or a family. Located in the sought-after Jacques-Cartier area, close to parks, highways, and all amenities. Tenants cover their own energy costs. Enjoy a durable steel roof, spacious rooms, and excellent potential.

HIGHLIGHTS

- ✓ Ground floor: living room, kitchen, dining room, bathroom with laundry area, and entryway closet.
- ✓ First floor: 2 large bedrooms with double closets and a bathroom with a tub and separate shower.
- ✓ Finished basement: Living room, 1 large bedroom, bathroom with shower, and a storage area.

ASKING PRICE :
\$629,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Construction 2008

ADDITIONAL INFORMATION

Large rear balcony, accessible through a patio door from the kitchen.

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

The buyer must provide bank pre-approval and/or proof of down payment at the same time as submitting a letter of intent to purchase.

Responsibility for appliances

Tenants

Number of units

2



Number of Parking Spaces

3

Hot Water System

Marathon water heater with a lifetime warranty, installed in the basement



Heating System

Electric baseboards



1140 - 1142 Sylvio-Lacharité, Sherbrooke



BUILDING DESCRIPTION

General Information

Cadastral number 3 937 853

Total Municipal Assessment

Total Municipal Assessment 560 200 \$

Municipal Land Assessment 184 800 \$

Municipal Building Assessment 375 400 \$

Construction

Number of Storeys 2

Type of Building Detached

Type of Construction Brick, wood, and concrete

Year of Construction 2008

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room N/A

Number of Rooms 16

Number of Units 2 x 8.5

Washer/Dryer Inlet Yes

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

Parking

Type of Parking Asphalt exterior

Number of Parking Spaces 3

Area

Land Surface Area 7,104 sq. ft.



FEATURES

Fenced

N/A

Condition of Roof

Steel Roof

Concierge Agreement

N/A

Hot Water System

Marathon water heater with a lifetime warranty, installed in the basement

Electrical Panels

Circuit breakers

Environmental Report

N/A

Internet and Telecom

N/A

Condition of Doors

Good condition - 2008

Intercom and Doorbell

Separate entrances

Condition of Windows

Good condition - 2008

Exterior Siding

Brick and vinyl siding

Floor Covering

Hardwood flooring on the ground floor and first floor, with a floating installation in the basement

Plumbing

Copper, ABS, PEX

Condition of Balconies

Good condition—concrete front, wood rear

Heating System

Electric baseboards

Condition of Kitchens

Good condition

Condition of Bathrooms

Good condition / 2 per unit

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$33,864	100 %	\$1,411
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$33,864		\$1,411
Vac. / Bad debt			
EGR	\$33,864		\$1,411

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Municipal Taxes	Current	\$5,243	15.5 %	\$2,622
School Taxes	Current	\$368	1.1 %	\$184
Insurance	Current	\$1,348	4 %	\$674
Electricity				
Heating				
Snow Removal	Current	\$1,611	4.8 %	\$806
Lawn	Current	\$431	1.3 %	\$216
Total Expenses		\$9,001	26.6 %	\$4,501
Net Revenue		\$24,863		\$12,432



