

1265 ADELARD-COLLETTE MONT-BELLEVUE

4 UNITS

PMML

FOR SALE



Jessika Lahaie

Team Jessika Lahaie

Executive VP

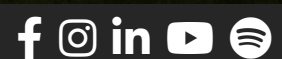
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BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

A brick quadruplex consisting entirely of renovated 4½-room units, located in the Mont-Bellevue area near parks, schools, and shops. One unit will be vacant as of January 1, 2027—ideal for an owner-occupant! Owned by the same person since 1984, the building has undergone significant improvements over the years, including concrete steps, front balconies, doors, and unit renovations featuring the addition of heat pumps, among other upgrades. This is an excellent opportunity, whether for a first-time investment or for a buyer looking to capitalize on potential value appreciation.

HIGHLIGHTS

- ✓ Landscaped lot with parking for four vehicles, bordered by hedges and partially sloping.
- ✓ Wall-mounted heat pumps in all units.
- ✓ Basement accessible from the side, with a large space that can be used for storage.
- ✓ Close to Larocque School, DuPhare School, Arsène-Goyette Park, and all the amenities downtown has to offer!

ASKING PRICE :
\$699,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Modernization of the units.

Fiberglass front balconies.

Repair of concrete steps.

Replacement of exterior doors.

Installation of wall-mounted heat pumps.

Replacement of hot water tanks (3 in 2023, 1 in 2018)

ADDITIONAL INFORMATION

The lot is bordered by hedges and is partially sloped and landscaped.

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

A right of way agreement has been signed with the property behind it.

Rent renewals are due in October, November, March, and April.

Responsibility for appliances

Tenants

Number of units

4



Number of Parking Spaces

4

Hot Water System

Separate reservoirs: 3 from 2023, 1 from 2018

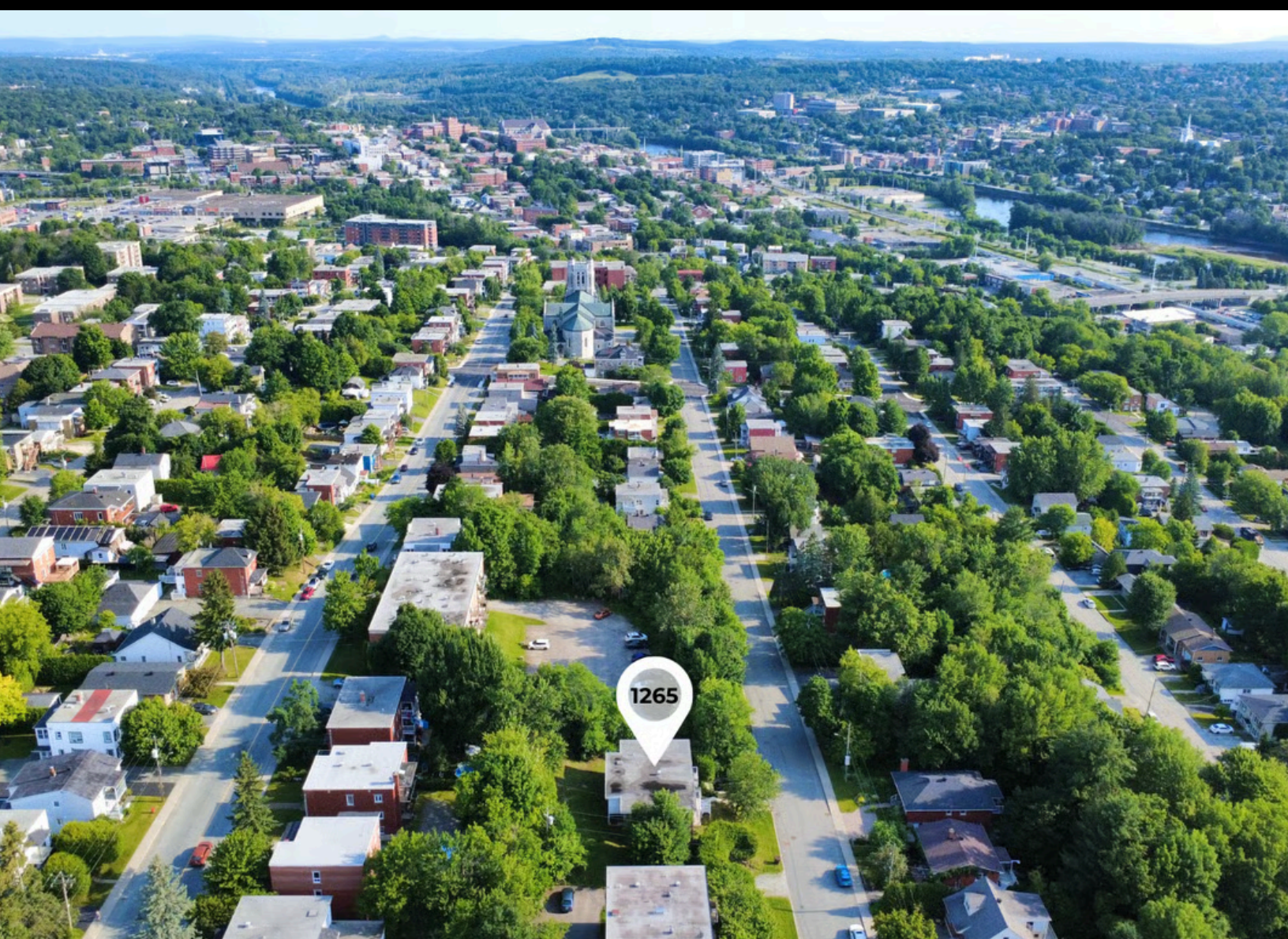


Heating System

Electric baseboard heaters and wall-mounted heat pumps



1265 Adelard-Collette, Mont-Bellevue



BUILDING DESCRIPTION

General Information

Cadastral number 1 028 911

Total Municipal Assessment

Total Municipal Assessment 516 300 \$

Municipal Land Assessment 152 900 \$

Municipal Building Assessment 363 400 \$

Construction

Number of Storeys 2

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1961

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, in every unit

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

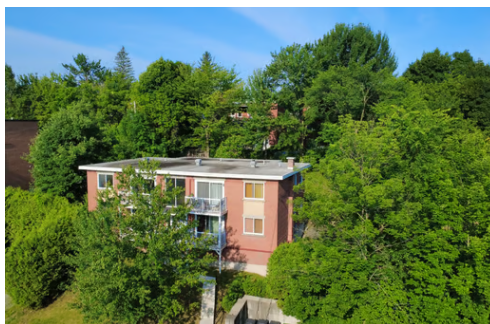
Parking

Type of Parking Exterior

Number of Parking Spaces 4

Area

Land Surface Area 10,000 square feet



FEATURES

Fenced

No

Condition of Roof

Elastomer Membrane - 2008

Concierge Agreement

N/A

Hot Water System

Separate reservoirs: 3 from 2023,
1 from 2018

Electrical Panels

Circuit breakers

Environmental Report

N/A

Internet and Telecom

N/A

Condition of Doors

Several have been replaced

Intercom and Doorbell

Doorbells

Condition of Windows

PVC Sliding Windows

Exterior Siding

Brick

Floor Covering

Vinyl, ceramic

Plumbing

Copper, ABS, PEX

Condition of Balconies

Renovated

Heating System

Electric baseboard heaters and
wall-mounted heat pumps

Condition of Kitchens

Good condition

Condition of Bathrooms

Good condition

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$46,152	100 %	\$962
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$46,152		\$962
Vac. / Bad debt			
EGR	\$46,152		\$962

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Municipal Taxes	Current	\$5,927	12.8 %	\$1,482
School Taxes	Current	\$344	0.7 %	\$86
Insurance	Current	\$4,373	9.5 %	\$1,093
Electricity	Estimated	\$852	1.8 %	\$213
Heating				
Snow Removal	Current	\$300	0.7 %	\$75
Lawn	Current	\$629	1.4 %	\$157
Entretien Passage	Current	\$300	0.7 %	\$75
Total Expenses		\$12,725	27.6 %	\$3,181
Net Revenue		\$33,427		\$8,357

