

133 - 139 SAINT-PIERRE MONTMAGNY

3 UNITS

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Excellent investment opportunity! This fully rented triplex, located in the heart of Montmagny, generates stable income. Ideal for investors looking for a property that's already profitable and has potential for appreciation. Don't miss it!

HIGHLIGHTS

- ✓ Stable rental income — fully leased
- ✓ Central location in Montmagny, close to amenities
- ✓ Excellent appreciation potential for investors

ASKING PRICE :
\$420,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Electrical outlets (133, 135, 139), kitchen and bathroom cabinets (135, 139) in 2013

ADDITIONAL INFORMATION

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

The property requires maintenance and renovation work.

Please note that Unit #133 is rented out by the room and that there are 3 leases. Lease #1: \$520, due July 30, 2027 / Lease #2: \$480, due July 30, 2027 / Lease #3: \$520, due July 30, 2027

Responsibility for appliances

Owner

Number of units

3



Number of Parking Spaces

0

Hot Water System

Independent tanks



Heating System

Electric baseboard heaters



133 - 139 Saint-Pierre , Montmagny



BUILDING DESCRIPTION

General Information

Cadastral number 3 281 670

Total Municipal Assessment

Total Municipal Assessment \$ 194 000

Municipal Land Assessment \$ 21 600

Municipal Building Assessment \$ 172 400

Construction

Number of Storeys 3

Type of Building Detached

Type of Construction Wood-frame construction

Year of Construction 1920

Features

Plumbing PEX, ABS, and copper

Condition of Roof Good condition

Condition of Doors Good condition

Condition of Balconies Made of wood with a metal frame

Condition of Windows PVC Windows

Condition of Kitchens To be verified

Electrical Panels Circuit breakers

Exterior Siding Sheet metal, Canexcel

Condition of Bathrooms To be verified

Floor Covering Floaters and Vinyls

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room No

Number of Rooms 15

Number of Units 3 x 5.5

Washer/Dryer Inlet Yes

Appliance Responsibility Owner

Heating Responsibility Owner / Tenant

Hot Water Responsibility Tenants

Parking

Type of Parking Exterior

Number of Parking Spaces 0

Area

Land Surface Area 2 002 sq. ft



FEATURES

Fenced

Partially

Condition of Roof

Good condition

Concierge Agreement

N/A

Hot Water System

Independent tanks

Electrical Panels

Circuit breakers

Environmental Report

N/A

Internet and Telecom

Yes

Condition of Doors

Good condition

Intercom and Doorbell

Doorbell

Condition of Windows

PVC Windows

Exterior Siding

Sheet metal, Canexcel

Floor Covering

Floater and Vinyls

Plumbing

PEX, ABS, and copper

Condition of Balconies

Made of wood with a metal frame

Heating System

Electric baseboard heaters

Condition of Kitchens

To be verified

Condition of Bathrooms

To be verified

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$40,200	100 %	\$1,117
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$40,200		\$1,117
Vac. / Bad debt			
EGR	\$40,200		\$1,117

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Municipal Taxes	Current	\$3,840	9.6 %	\$1,280
School Taxes	Current	\$125	0.3 %	\$42
Insurance	Current	\$2,437	6.1 %	\$812
Electricity	Current	\$1,243	3.1 %	\$414
Heating				
Snow Removal				
Lawn				
Internet	Current	\$996	2.5 %	\$332
Total Expenses		\$8,641	21.5 %	\$2,880
Net Revenue		\$31,559		\$10,520









