

1416 4E AVENUE PAINCHAUD LA POCATIERE

64 UNITS

PMML

FOR SALE



Maxim Devarennnes

Real Estate Broker

📞 581-994-5100



maxim.devarennnes@pmml.ca

PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

High Rise

PROPERTY DESCRIPTION

A 64-unit residential building, including 4 penthouses, to be built in La Pocatière, offering an excellent investment opportunity in a growing area. The project features modern, functional units designed to meet strong rental demand. Located near amenities, institutions, and major thoroughfares, this building stands out for its strategic location and attractive long-term return potential.

HIGHLIGHTS

- ✓ High-quality construction
- ✓ Meets strong rental demand
- ✓ Close to all amenities and the Cégep

ASKING PRICE :
\$23,900,000
+ GST/PST

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

New construction

ADDITIONAL INFORMATION

The sale is subject to the statutory warranty of quality and title.

The seller offers the option of selling either the completed project or just the land.

Responsibility for appliances

Tenants

Number of units

64

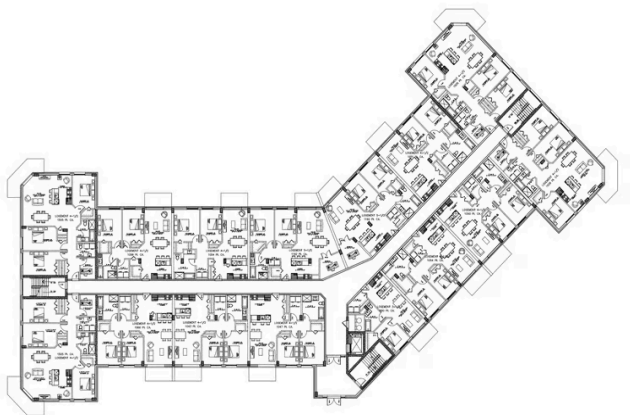


Number of Parking Spaces

60 indoor and 50 outdoor spaces, with the possibility of more

Hot Water System

Independent tanks



Heating System

Electric baseboards



1416 4e avenue Painchaud, La Pocatiere



BUILDING DESCRIPTION

General Information

Cadastral number 6 547 731

Total Municipal Assessment

Total Municipal Assessment 247 900 \$ (2025)

Municipal Land Assessment 247 900 \$ (2025)

Municipal Building Assessment N/A

Construction

Number of Storeys 4

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 2026

Features

Plumbing PEX, ABS

Condition of Roof New construction

Condition of Doors New construction

Condition of Balconies New construction

Condition of Windows New construction

Condition of Kitchens New construction

Electrical Panels Circuit breakers

Exterior Siding Mixed

Condition of Bathrooms New construction

Floor Covering Vinyl and ceramic

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room No

Number of Rooms N/A

Number of Units 64 units

Washer/Dryer Inlet Yes, in every unit

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Owner

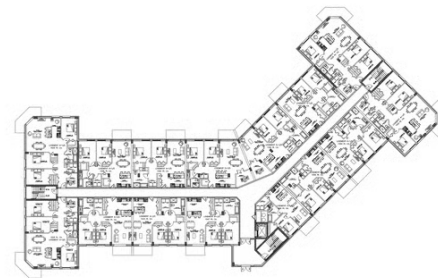
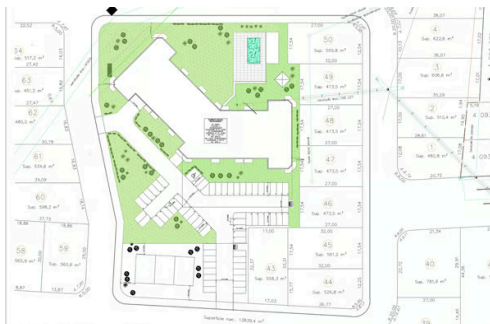
Parking

Type of Parking Underground

Number of Parking Spaces 60 indoor and 50 outdoor spaces, with the possibility of more

Area

Land Surface Area 94,907 square feet



FEATURES

Fenced

N/A

Condition of Roof

New construction

Concierge Agreement

N/A

Hot Water System

Independent tanks

Electrical Panels

Circuit breakers

Environmental Report

Phase

Internet and Telecom

Internet included

Condition of Doors

New construction

Intercom and Doorbell

Yes

Condition of Windows

New construction

Exterior Siding

Mixed

Floor Covering

Vinyl and ceramic

Plumbing

PEX, ABS

Condition of Balconies

New construction

Heating System

Electric baseboards

Condition of Kitchens

New construction

Condition of Bathrooms

New construction

