

1423 - 1427 WARD RICHELIEU

3 UNITS

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

3 Units

PROPERTY DESCRIPTION

Triplex located in Richelieu, in a highly sought-after area close to all amenities, including schools, shops, and public transportation. The property features three 5½ units, set on a large lot, with a rear storage shed as well as two separate driveways, offering great functionality for occupants. A great opportunity for an investor or an owner-occupant. Not to be missed!

HIGHLIGHTS

- ✓ Energy costs are paid by the tenants.
- ✓ Outdoor storage shed providing additional storage space.
- ✓ Attractive potential for revenue optimization.
- ✓ Several renovations have been completed over the years.

ASKING PRICE :
\$830,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Roof redone in 2021.

Bathroom of unit 1427 renovated in 2021.

Windows replaced in 2023.

Window trims redone in 2023.

ADDITIONAL INFORMATION

Located in a homogeneous and sought-after area.

Quick access to major highways and public transportation.

Just minutes from the Richelieu River and its attractions.

Municipality known for its peaceful, family-friendly lifestyle.

Only two units were photographed, but it is indeed a three-unit building.

The sale is made without legal guarantee of quality at the buyer's risk.

Responsibility for appliances

Tenants

Number of units

3



Number of Parking Spaces

Approximately 8 spaces

Hot Water System

Independent tanks

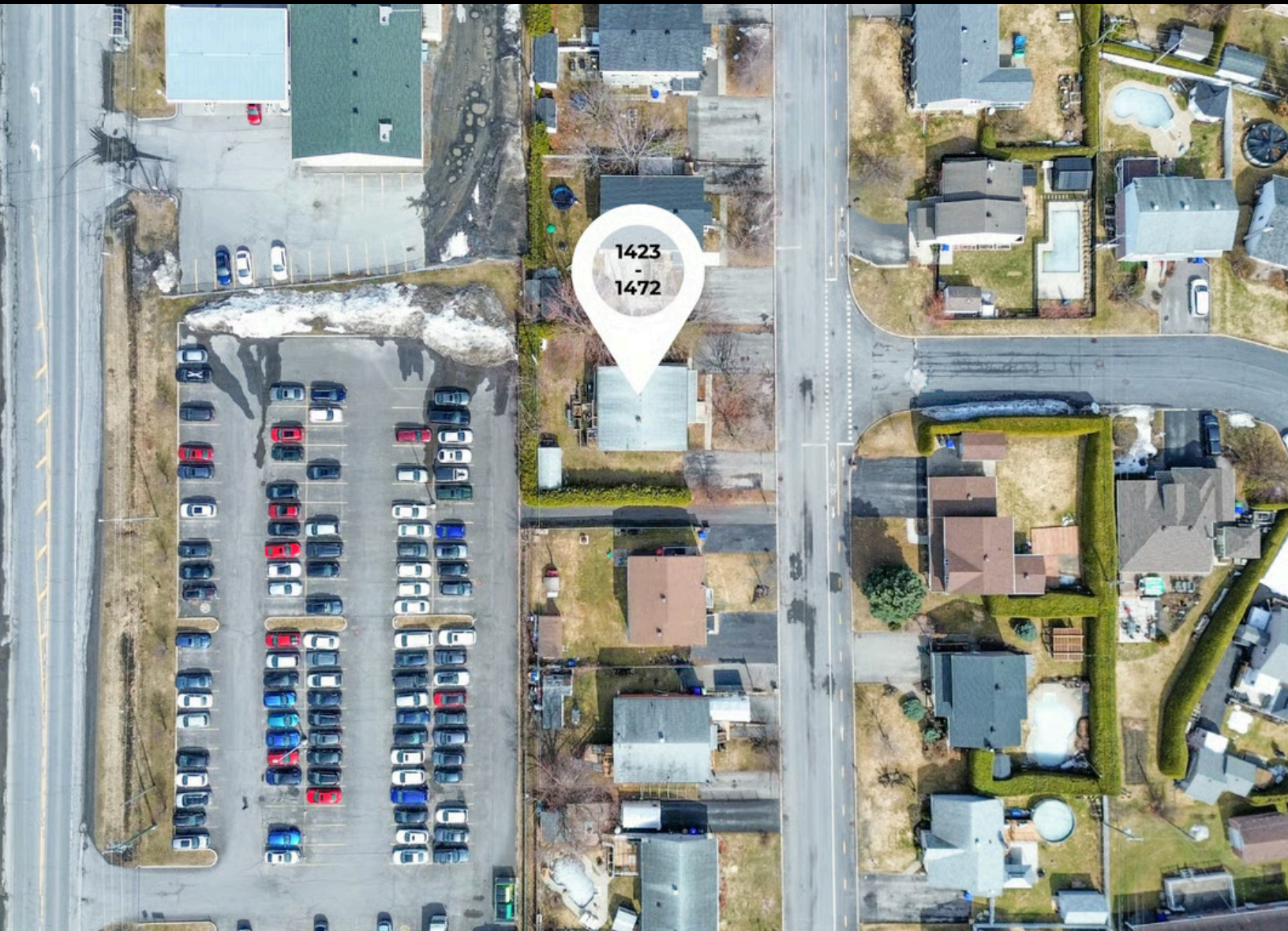


Heating System

Electric baseboards and one heat pump



1423 - 1427 Ward, Richelieu



BUILDING DESCRIPTION

General Information

Cadastral number	1 811 994
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Total Municipal Assessment

Total Municipal Assessment	\$649 100
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Municipal Land Assessment	\$266 900
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Municipal Building Assessment	\$382 200
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Construction

Number of Storeys	2
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Type of Building	Detached
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Type of Construction	Brick and wood
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Year of Construction	1987
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Features

Plumbing	Copper/ABS
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Condition of Roof	Roof redone in 2021
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Condition of Doors	Good condition (1 new)
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Condition of Balconies	Metal balconies
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Condition of Windows	Replaced in 2023
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Condition of Kitchens	Good condition
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Electrical Panels	Circuit breakers
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Exterior Siding	Aluminum and brick
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Condition of Bathrooms	Good condition
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Floor Covering	Parquet, ceramic, and vinyl
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Electromechanical System

Fire System	Smoke detectors
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Building type

Laundry Room	N/A
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Number of Rooms	15
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Number of Units	3 x 5 1/2
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Washer/Dryer Inlet	Yes
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Appliance Responsibility	Tenants
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Heating Responsibility	Tenants
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Hot Water Responsibility	Tenants
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Parking

Type of Parking	Outdoor (asphalt driveway)
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Number of Parking Spaces	Approximately 8 spaces
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Area

Land Surface Area	7,500 sq. ft.
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FEATURES

Fenced

Cedar hedge

Condition of Roof

Roof redone in 2021

Concierge Agreement

No

Hot Water System

Independent tanks

Electrical Panels

Circuit breakers

Environmental Report

N/A

Internet and Telecom

No

Condition of Doors

Good condition (1 new)

Intercom and Doorbell

Independent entrances

Condition of Windows

Replaced in 2023

Exterior Siding

Aluminum and brick

Floor Covering

Parquet, ceramic, and vinyl

Plumbing

Copper/ABS

Condition of Balconies

Metal balconies

Heating System

Electric baseboards and one heat pump

Condition of Kitchens

Good condition

Condition of Bathrooms

Good condition

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$39,180	100 %	\$1,088
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$39,180		\$1,088
Vac. / Bad debt			
EGR	\$39,180		\$1,088

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Municipal Taxes	Current	\$6,272	16 %	\$2,091
School Taxes	Current	\$404	1 %	\$135
Insurance	Estimated	\$2,516	6.4 %	\$839
Electricity				
Heating				
Snow Removal				
Lawn				
Pelouse	Current	\$517	1.3 %	\$172
Déneigement	Current	\$540	1.4 %	\$180
Total Expenses		\$10,249	26.2 %	\$3,416
Net Revenue		\$28,931		\$9,644



