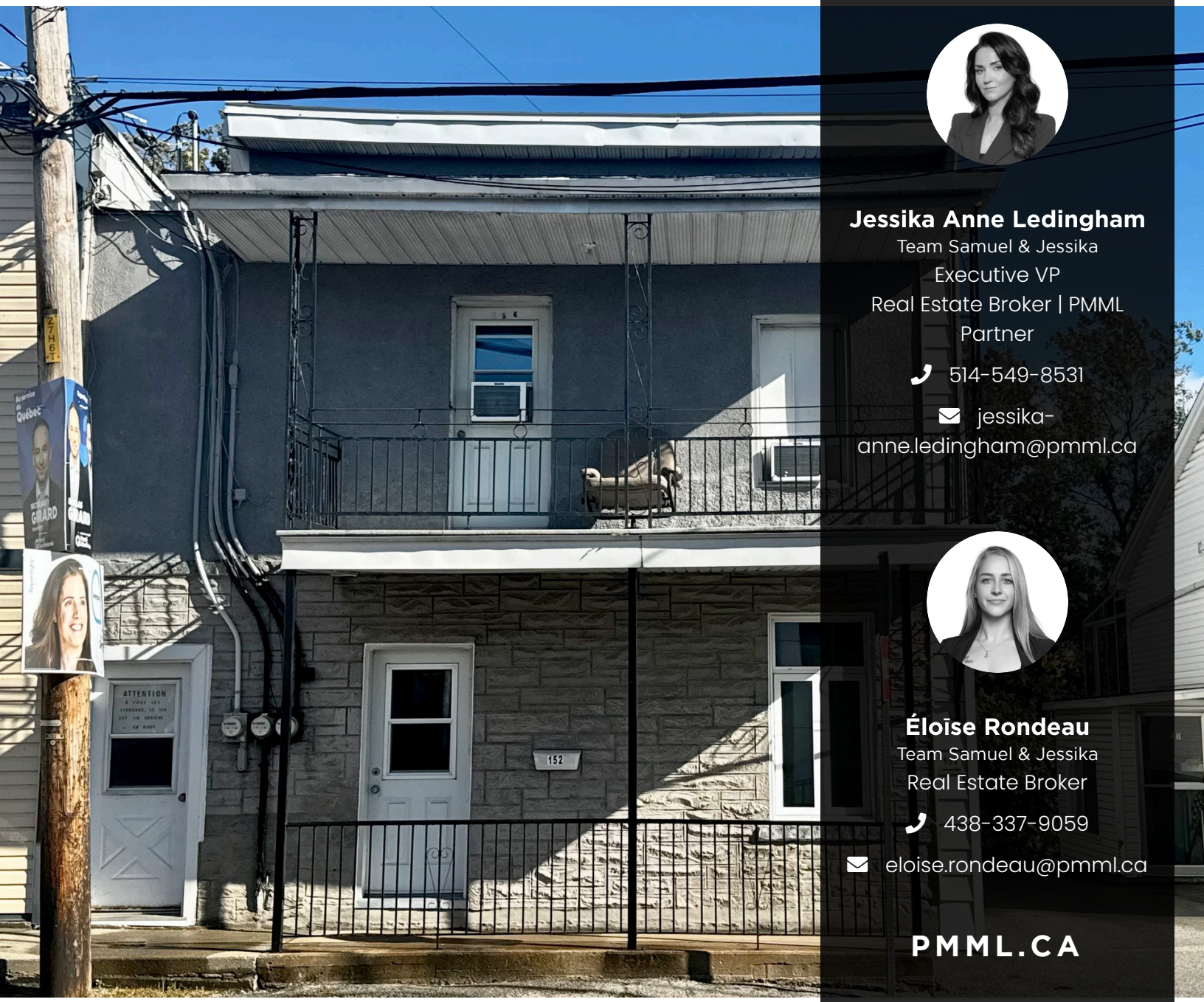
152 - 154 NOTRE-DAME CHARLEMAGNE

2 UNITS

PMML

FOR SALE



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Listing generated on: 2026-10-08 18:47

BUILDING TYPE

Row house

BUILDING CATEGORY

2 Units

PROPERTY DESCRIPTION

Well-located duplex at 152-154 Notre-Dame Street in Charlemagne, offering an excellent opportunity for an investor. Strategic location close to services, schools, and major roads. Building offering good optimization potential and bright units. An opportunity not to be missed!

HIGHLIGHTS

- Developing area
- Optimization potential
- Duplex that can become a triplex

ASKING PRICE :

$375,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Additional unit not compliant in the basement.

ADDITIONAL INFORMATION

This sale is made without legal warranty of quality and ownership.

Responsibility for appliances
Tenant

Number of units
2



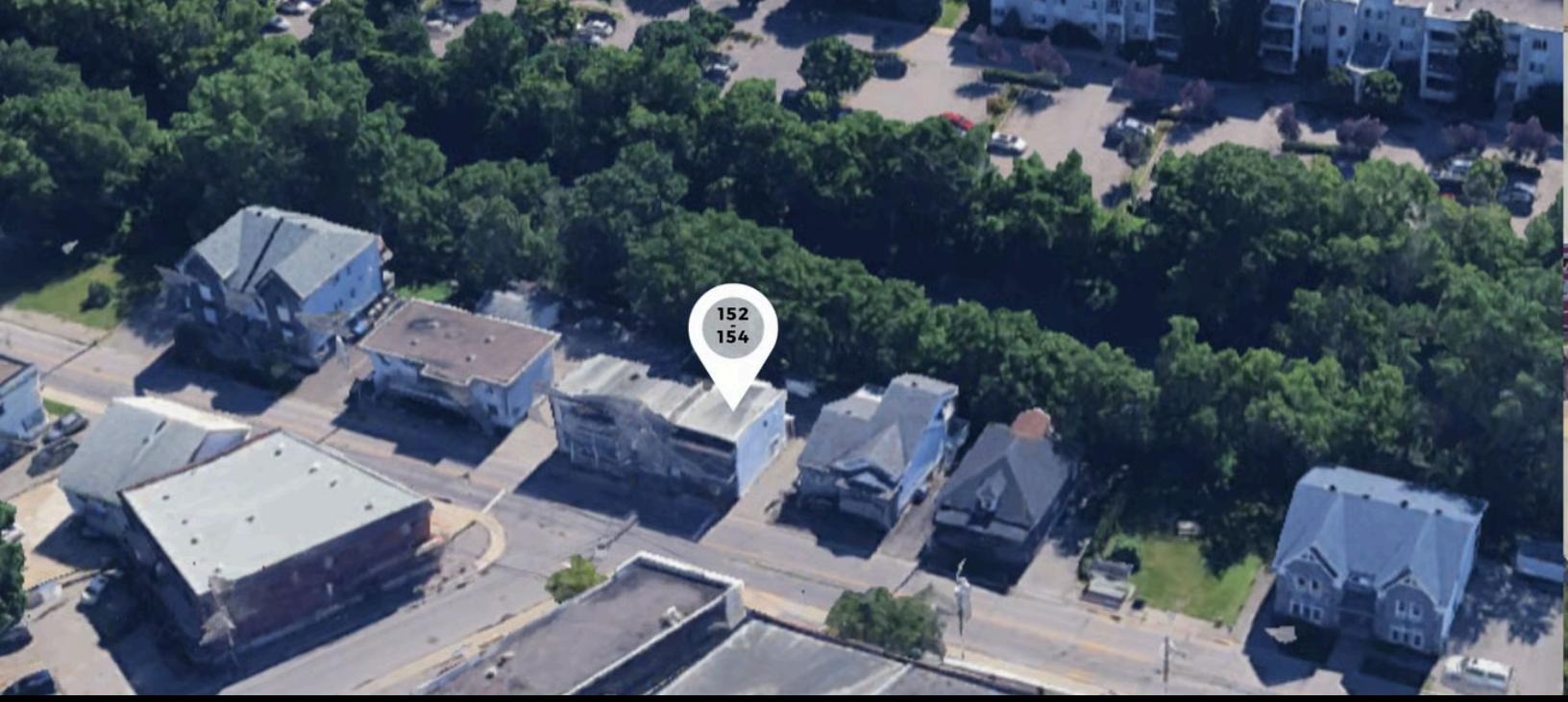
Number of Parking Spaces
4 spaces

Hot Water System
Water heaters (2019)

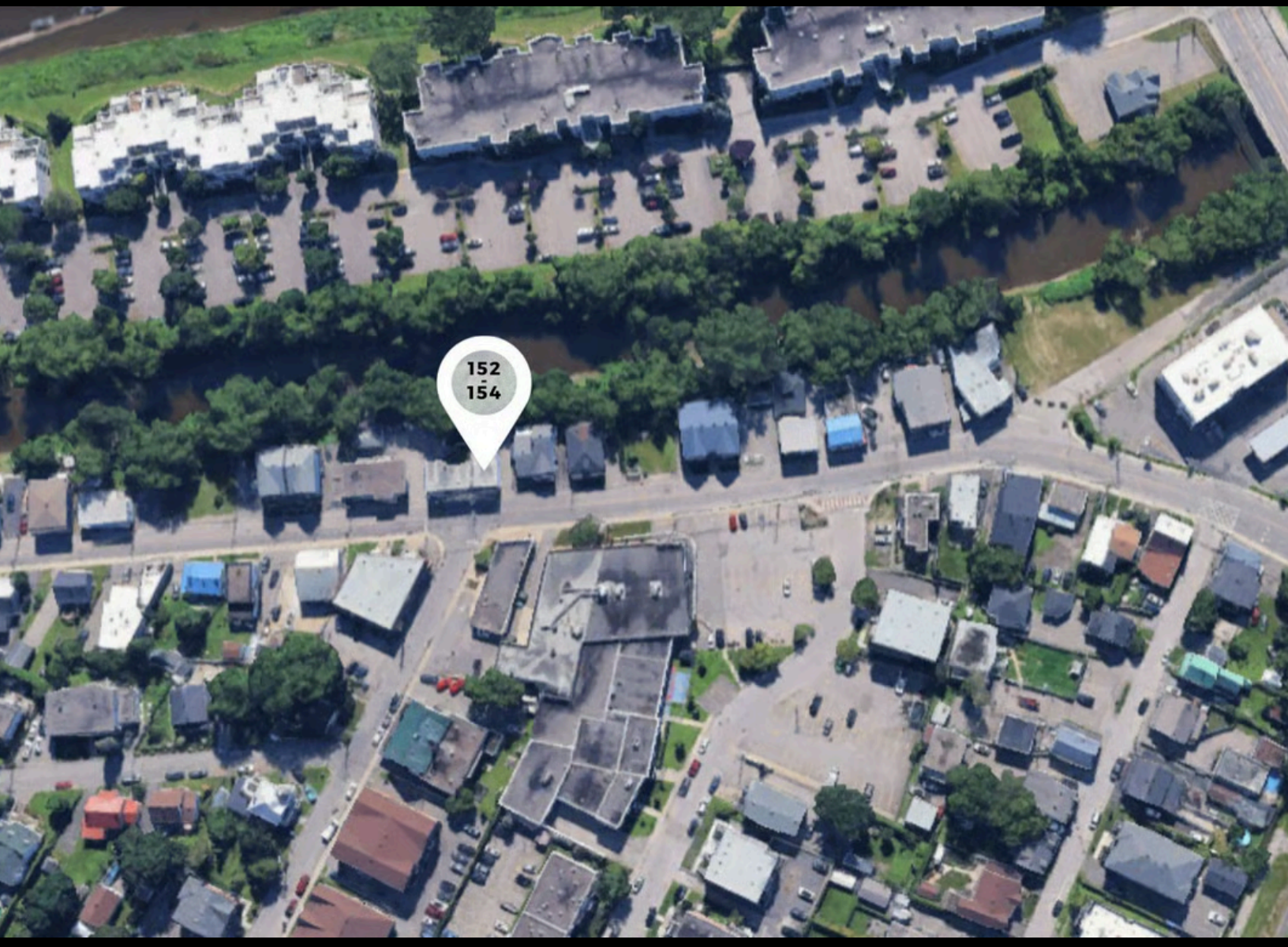




Heating System
Electric baseboards



152 - 154 Notre-Dame, Charlemagne



BUILDING DESCRIPTION

General Information

Cadastral number	1 948 553

Total Municipal Assessment

Total Municipal Assessment	271 500 $
Municipal Land Assessment	69 600 $
Municipal Building Assessment	201 900 $

Construction

Number of Storeys	2
Type of Building	Row house
Type of Construction	Brick and wood
Year of Construction	1918

Electromechanical System

Fire System	Smoke detectors

Building type

Laundry Room	N/A
Washer/Dryer Inlet	Yes, in each unit
Appliance Responsibility	Tenant
Heating Responsibility	Tenant
Hot Water Responsibility	Tenant

Parking

Type of Parking	Outdoor / Driveway
Number of Parking Spaces	4 spaces

Area

Land Surface Area	3 092 p.c







FEATURES

Fenced

Yes, in the back

Condition of Roof

Flat

Concierge Agreement

To be verified

Hot Water System

Water heaters (2019)

Electrical Panels

Circuit breakers

Environmental Report

N/A

Internet and Telecom

N/A

Condition of Doors

To be verified

Intercom and Doorbell

Doorbell

Condition of Windows

Sliding

Exterior Siding

Aggregate / Faux brick / Vinyl

Floor Covering

Wood / Ceramic

Plumbing

Abs / Pex

Condition of Balconies

To be verified

Heating System

Electric baseboards

Condition of Kitchens

Cabinets: Wood

Condition of Bathrooms

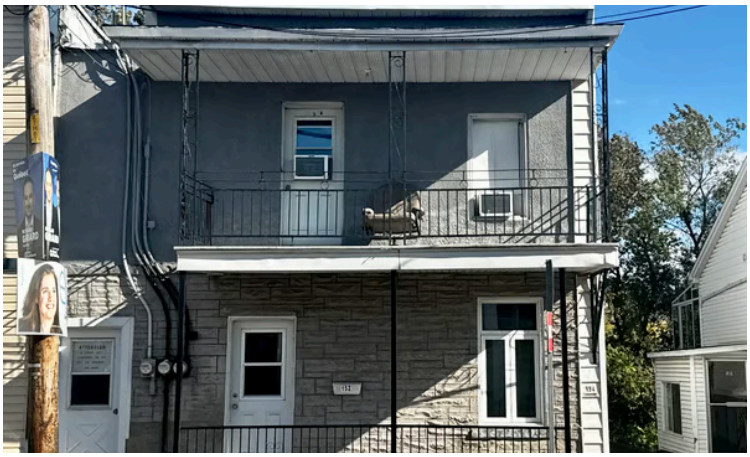
Cabinets: Wood

REVENUE

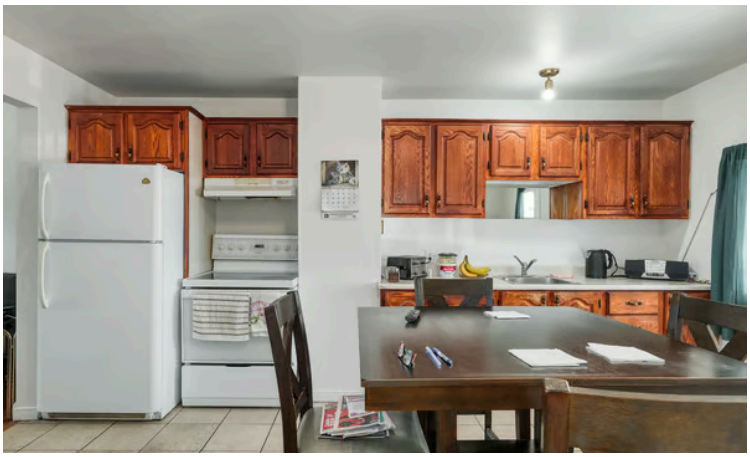
	yearly	% / GR	RPU (m)
Residential	$15,000	100 %	$625
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	**$15,000**		**$625**
Vac. / Bad debt			
EGR	**$15,000**		**$625**

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Municipal Taxes	Current	$3,303	22 %	$1,652
School Taxes	Current	$162	1.1 %	$81
Insurance	Current	$2,109	14.1 %	$1,055
Electricity				
Heating				
Snow Removal				
Lawn				
Total Expenses		**$5,574**	**37.2 %**	**$2,787**
Net Revenue		**$9,426**		**$4,713**



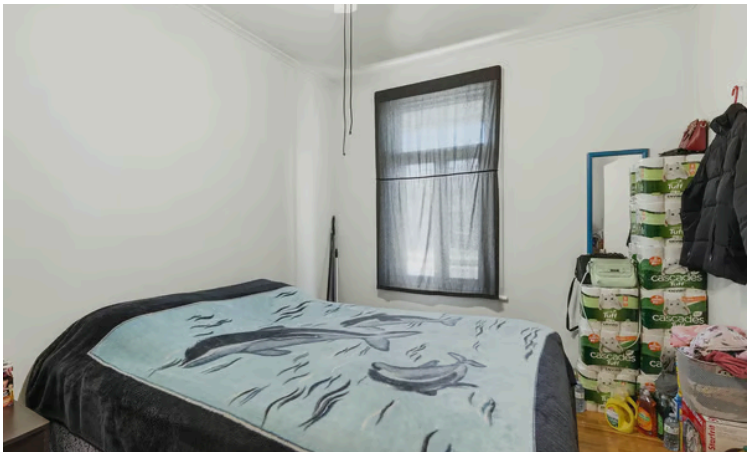








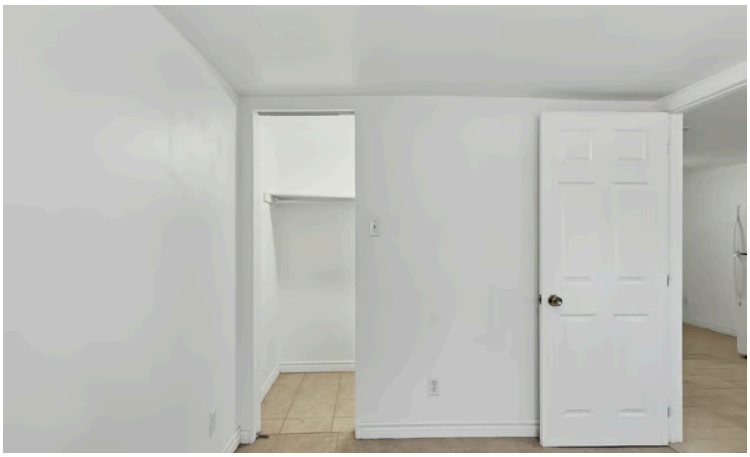


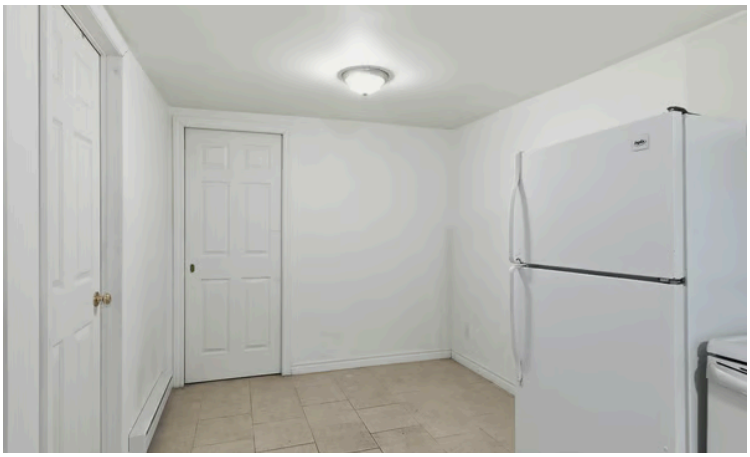





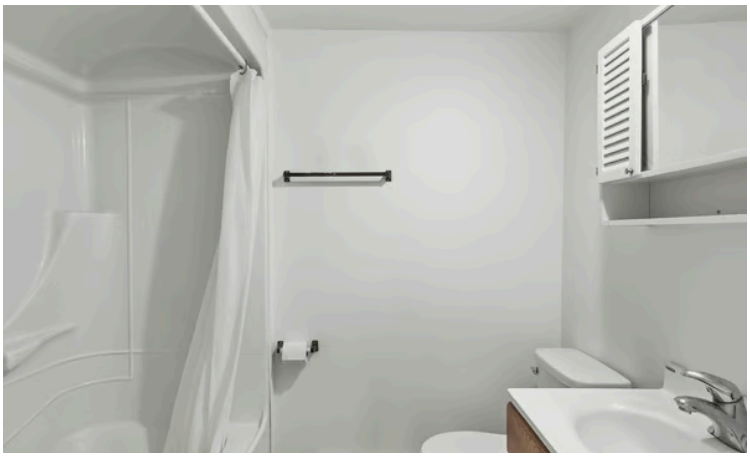





















Autoroute 640
Autoroute 40
Propriété

