

1624 - 1626 NIELSEN SAINT-HUBERT

2 UNITS

PMML

FOR SALE



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BUILDING TYPE

Detached

BUILDING CATEGORY

2 Units

**PROPERTY
DESCRIPTION**

IDEAL FOR OWNER-OCCUPANT. Duplex, 1 x 6.5 + 1 x 5.5, 4,144 sq ft lot, heating/lighting paid by tenants, Hydro Solution 1626 paid by the owner. Gross income 2026-2027 \$34,452. Kitchen and bathrooms in both units have been renovated. Conveniently located near highways 116, 112 and 132, public transportation, Longueuil Metro, Mail Champlain, Costco and all local services.

ASKING PRICE :

\$599,900

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Major basement plumbing work + backflow valves + gravity drain

1624: Oil furnace replacement by an electric heating + installation of an electric panel of 200A

Asphalt parking at 1626

Roof (elastomeric) 2021

ADDITIONAL INFORMATION

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

Responsibility for appliances

Tenants

Number of units

2



Number of Parking Spaces

2 spaces

Hot Water System

Independent electric water heaters

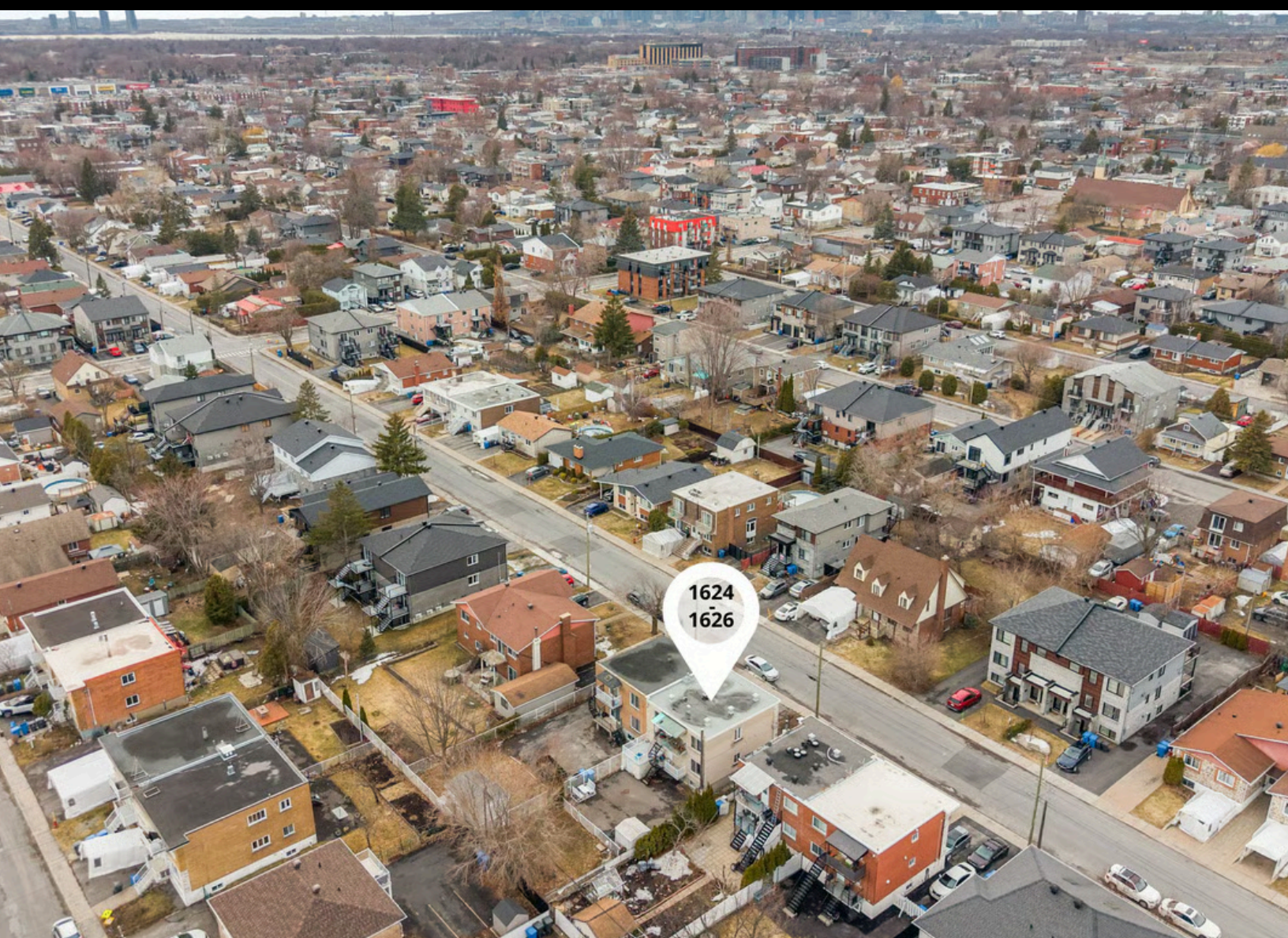


Heating System

Electric baseboard heaters



1624 - 1626 Nielsen, Saint-Hubert



BUILDING DESCRIPTION

General Information

Cadastral number 1 895 271

Total Municipal Assessment

Total Municipal Assessment 530 400 \$

Municipal Land Assessment 192 500 \$

Municipal Building Assessment 337 900 \$

Construction

Number of Storeys 2

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1962

Features

Plumbing PEX, ABS, copper

Condition of Roof Roof 2021 (Soprema warranty)

Condition of Doors New entrance doors

Condition of Balconies Front fiberglass balcony

Condition of Windows Some replaced (varying ages)

Condition of Kitchens Kitchen renovations (1624 and 1626)

Electrical Panels reakers, new 200A panel

Exterior Siding Brick and wood

Condition of Bathrooms Bathroom renovations (1624 and 1626)

Floor Covering Wood, ceramic, and vinyl

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room No (installations in each unit)

Number of Rooms 11

Number of Units 1 x 6.5 + 1 x 5.5

Washer/Dryer Inlet Yes, in each unit.

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

Parking

Type of Parking Outdoor parking, asphalted (1626)

Number of Parking Spaces 2 spaces

Area

Land Surface Area 4,144 sq ft



FEATURES

Plumbing

PEX, ABS, copper

Condition of Balconies

Front fiberglass balcony

Heating System

Electric baseboard heaters

Condition of Kitchens

Kitchen renovations (1624 and 1626)

Condition of Bathrooms

Bathroom renovations (1624 and 1626)

Condition of Roof

Roof 2021 (Soprema warranty)

Concierge Agreement

No

Hot Water System

Independent electric water heaters

Electrical Panels

reakers, new 200A panel

Environmental Report

N/A

Condition of Doors

New entrance doors

Intercom and Doorbell

N/A

Condition of Windows

Some replaced (varying ages)

Exterior Siding

Brick and wood

Floor Covering

Wood, ceramic, and vinyl

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$34,452	100 %	\$1,436
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$34,452		\$1,436
Vac. / Bad debt			
EGR	\$34,452		\$1,436

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Municipal Taxes	Current	\$3,795	11 %	\$1,898
School Taxes	Current	\$319	0.9 %	\$160
Insurance	Current	\$2,841	8.2 %	\$1,421
Electricity				
Heating				
Snow Removal				
Lawn				
Chauffe-Eau	Current	\$387	1.1 %	\$194
Toiture	Current	\$1,782	5.2 %	\$891
Total Expenses		\$9,124	26.5 %	\$4,562
Net Revenue		\$25,328		\$12,664

