

FOR SALE

PMML

1721 - 1729 DE LA CAPRICIEUSE | LIMOILLOU

4 UNITS



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BUILDING TYPE

Detached

BUILDING CATEGORY

4 Units

PROPERTY DESCRIPTION

Detached quadruplex located in a sought-after residential area of Limoilou, near the new CHU de Québec hospital complex. The neighborhood offers quick access to shops, restaurants, parks, and services, as well as public transportation. Well-maintained building, fenced lot, and on-site parking. Great opportunity with income optimization potential.

HIGHLIGHTS

- ✓ • Electrical panels replaced in 2015
- ✓ • Windows and balconies replaced
- ✓ • Elastomeric membrane roof
- ✓ • Attic insulation redone
- ✓ • Recent water heaters (2020-2021)
- ✓ • Heating system from 2018
- ✓ • Renovated unit
- ✓ • 4 parking spaces and fenced lot

ASKING PRICE :
\$875,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Heating system replaced in 2018.

Complete renovation of a unit (loft)

Replacement of windows and balconies.

ADDITIONAL INFORMATION

An additional 1½ unit has been set up in the building, without a city permit. The buyer will need to apply for its regularization.

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

Responsibility for appliances

Landlord

Number of units

4



Number of Parking Spaces

4 spaces

Hot Water System

Independent tanks

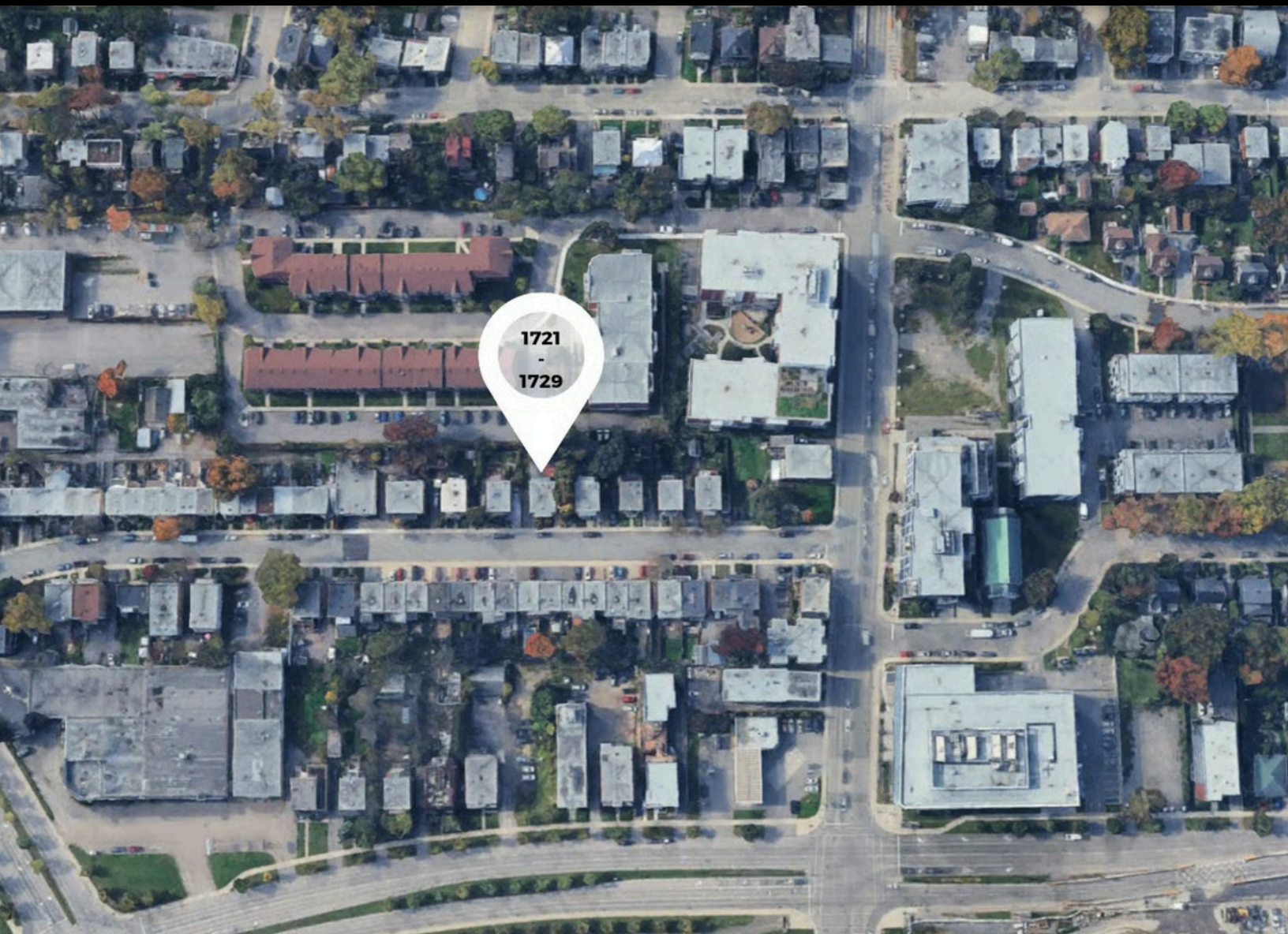


Heating System

Electric baseboards



1721 - 1729 de la Capricieuse



BUILDING DESCRIPTION

General Information

Cadastral number 1 316 610

Total Municipal Assessment

Total Municipal Assessment 530 000 \$

Municipal Land Assessment 186 000 \$

Municipal Building Assessment 344 000 \$

Construction

Number of Storeys 2

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1945

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room N/A

Number of Rooms 16

Number of Units 3 x 4.5 + 1 x 3.5 + (1 x 1.5)

Washer/Dryer Inlet Yes, in each unit

Appliance Responsibility Landlord

Heating Responsibility Landlord

Hot Water Responsibility Landlord

Parking

Type of Parking Outdoor

Number of Parking Spaces 4 spaces

Area

Land Surface Area 4 349 sq. ft.



FEATURES

Fenced

Yes

Condition of Roof

Elastomeric / Good condition (15 years old)

Concierge Agreement

N/A

Hot Water System

Independent tanks

Electrical Panels

Circuit breakers

Environmental Report

No

Internet and Telecom

Shared internet

Condition of Doors

To be verified

Intercom and Doorbell

Independent entrances

Condition of Windows

Sliding / Aluminum / PVC

Exterior Siding

Brick

Floor Covering

Wood

Plumbing

Abs / Pex

Condition of Balconies

Fiberglass

Heating System

Electric baseboards

Condition of Kitchens

Good condition

Condition of Bathrooms

Good condition

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$49,260	100 %	\$1,026
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$49,260		\$1,026
Vac. / Bad debt			
EGR	\$49,260		\$1,026

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Municipal Taxes	Current	\$6,280	12.7 %	\$1,570
School Taxes	Current	\$367	0.7 %	\$92
Insurance	Estimated	\$2,594	5.3 %	\$649
Electricity	Estimated	\$7,453	15.1 %	\$1,863
Heating				
Snow Removal	Current	\$340	0.7 %	\$85
Lawn				
Internet	Estimated	\$1,920	3.9 %	\$480
Total Expenses		\$18,954	38.5 %	\$4,739
Net Revenue		\$30,306		\$7,577

