

**185 - 189 DUPUIS
SAINT-PHILIPPE**

3 UNITS

PMML

FOR SALE



Justin Picard

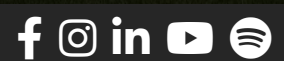
Real Estate Agent

📞 514-794-3234

✉️ justin.picard@pmml.ca



PMML.CA



BUILDING TYPE

Isolated

BUILDING CATEGORY

3 Units

PROPERTY DESCRIPTION

****Vacant unit available for owner-occupancy starting July 1, 2026****

Modern triplex built in 2017, located in a quiet residential neighborhood in Saint-Philippe. The building features three well-maintained 4½-room units, each with its own washer/dryer hookups and individual utilities. The building features a solid brick-and-concrete structure, as well as a lot of over 7,300 sq. ft. with outdoor parking. An excellent opportunity to acquire a recent, stable, and easy-to-manage building while having the option to live there.

HIGHLIGHTS

- ✓ Annual residential income: \$52,380.
- ✓ Heating, hot water, and electricity paid by tenants, simplifying management and reducing operating costs.
- ✓ Three 4½ units fully leased.
- ✓ Recent construction and attractive design.
- ✓ Outdoor parking: two spaces per tenant.
- ✓ Located in a quiet and sought-after residential neighborhood in Saint-Philippe, the building benefits from a rapidly evolving environment. The area is home to numerous condos and multi-residential projects, which helps to increase property values and rental appeal. Residents also enjoy excellent proximity to essential services, parks, and major highways leading to La Prairie, Candiac, Brossard, and Montreal.

ASKING PRICE :
\$1,054,999

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

No recent renovations have been necessary, as the building was constructed in 2017 and remains in excellent condition. This is a major advantage for investors seeking a turnkey asset.

ADDITIONAL INFORMATION

H-10 residential zoning offering a consistent and sought-after setting.

Lot size: 7,200 sq. ft.

Detached building in the heart of a quiet and growing neighborhood.

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

6 spaces

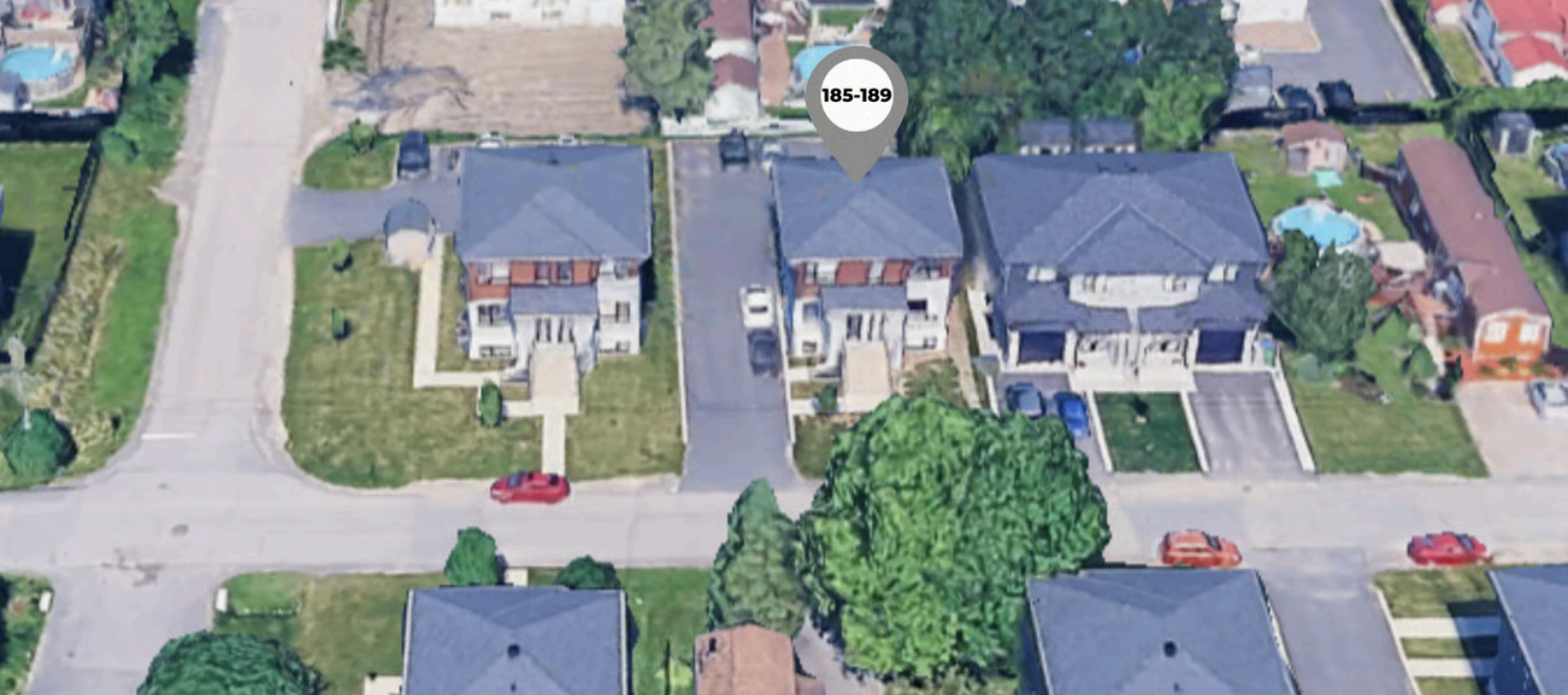
Hot Water System

Independent tanks



Heating System

Electric baseboards



185 - 189 Dupuis , Saint-Philippe



BUILDING DESCRIPTION

General Information

Cadastral number 5 959 106

Total Municipal Assessment

Total Municipal Assessment \$ 786 700

Municipal Land Assessment \$ 289 300

Municipal Building Assessment \$ 497 400

Construction

Number of Storeys 2

Type of Building Isolated

Type of Construction Brick and wood

Year of Construction 2017

Features

Plumbing Abs / Copper

Condition of Roof Approximately 9 years

Condition of Doors Good condition

Condition of Balconies Concrete

Condition of Windows Good condition / Hinged doors

Condition of Kitchens Good condition

Electrical Panels Circuit breakers

Exterior Siding Wood / Brick / Concrete

Condition of Bathrooms Good condition

Floor Covering Floating

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room N/A

Number of Rooms 12

Number of Units 3

Washer/Dryer Inlet Yes, in each unit

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

Parking

Type of Parking Exterior

Number of Parking Spaces 6 spaces

Area

Land Surface Area 7 200 sq. ft.



FEATURES

Fenced

No

Condition of Roof

Approximately 9 years

Concierge Agreement

No

Hot Water System

Independent tanks

Electrical Panels

Circuit breakers

Environmental Report

N/A

Internet and Telecom

Yes

Condition of Doors

Good condition

Intercom and Doorbell

Doorbell

Condition of Windows

Good condition / Hinged doors

Exterior Siding

Wood / Brick / Concrete

Floor Covering

Floating

Plumbing

Abs / Copper

Condition of Balconies

Concrete

Heating System

Electric baseboards

Condition of Kitchens

Good condition

Condition of Bathrooms

Good condition

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$56,280	100 %	\$1,563
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$56,280		\$1,563
Vac. / Bad debt			
EGR	\$56,280		\$1,563

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Municipal Taxes	Current	\$6,958	12.4 %	\$2,319
School Taxes	Current	\$543	1 %	\$181
Insurance	Current	\$3,050	5.4 %	\$1,017
Electricity				
Heating				
Snow Removal	Current	\$966	1.7 %	\$322
Lawn	Current	\$902	1.6 %	\$301
Total Expenses		\$12,419	22.1 %	\$4,140
Net Revenue		\$43,861		\$14,620

