

2050 - 2052 1RE AVENUE LIMOILLOU

4 UNITS

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

4-unit multi-family property

BUILDING CATEGORY

4 Units

PROPERTY DESCRIPTION

Quadruplex offering the possibility of being transformed into a 6-unit building. Excellent opportunity for an investor looking for a project with high appreciation potential.

HIGHLIGHTS

- ✓ Four-unit building comprising three 4½-room units and one 5½-room unit.
- ✓ Potential to convert the building into 12 units (subject to municipal verification and approval).

ASKING PRICE :

550 000\$

ADDITIONAL INFORMATION

This sale is made without legal warranty, at the buyer's risk.

Property requiring significant maintenance, renovation, and improvement work.

Excellent potential for value enhancement for an investor or contractor.

Responsibility for appliances

Tenants

Number of units

4



Number of Parking Spaces

1

Hot Water System

Independent tanks

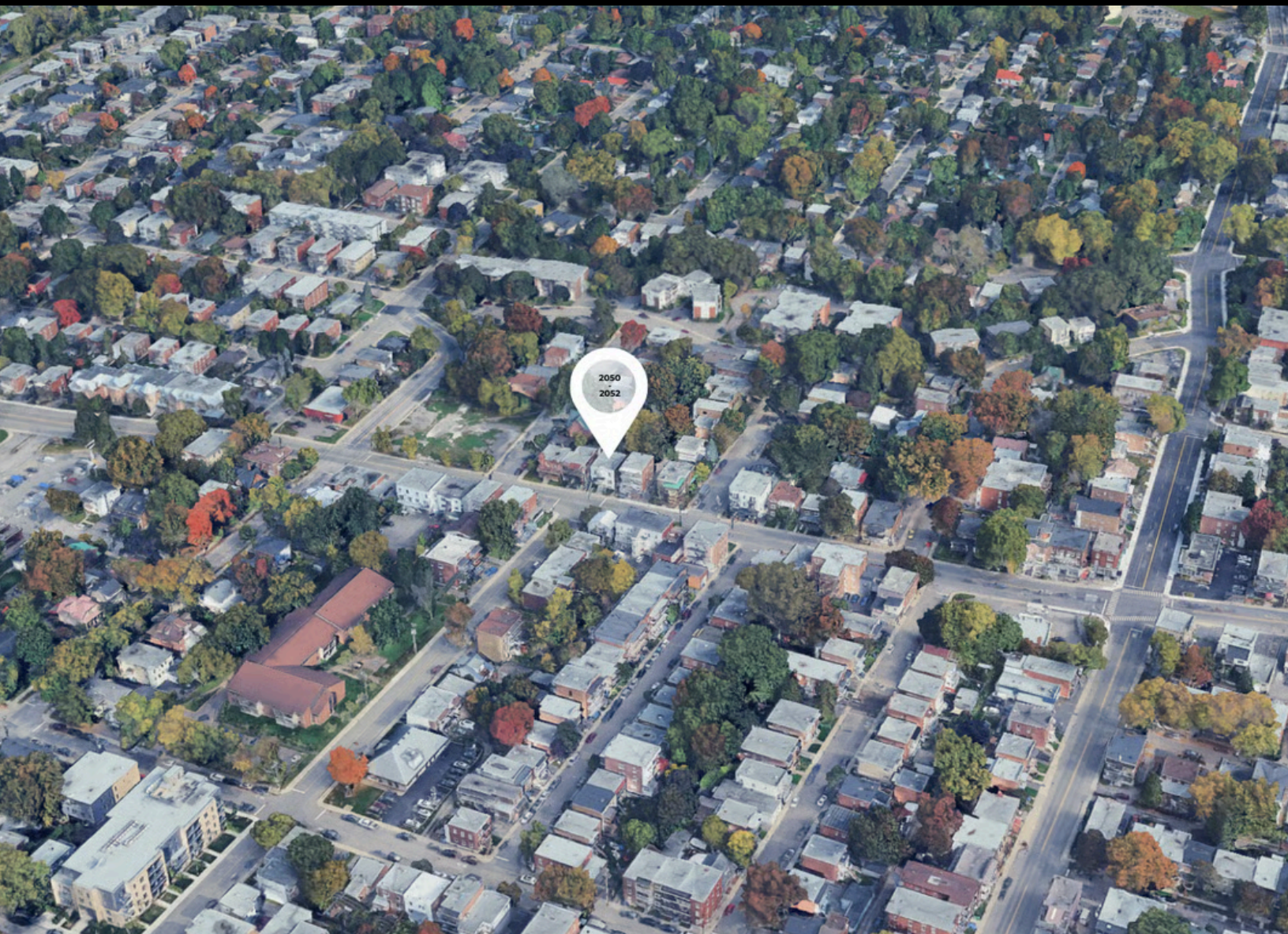


Heating System

Electric baseboard



2050 - 2052 1re Avenue , Québec (Limoilou) , G1L 3M5



BUILDING DESCRIPTION

General Information

Cadastral number 1570421

Total Municipal Assessment

Total Municipal Assessment 489 000 \$

Municipal Land Assessment 185 000 \$

Municipal Building Assessment 304 000 \$

Construction

Number of Storeys 2

Type of Building 4-unit multi-family property

Type of Construction Wood frame

Year of Construction 1926

Features

Plumbing Pex and copper, ABS and cast iron

Condition of Roof Elastomeric, unknown age

Condition of Doors Over 25 years old

Condition of Balconies Wooden, to be redone

Condition of Windows over 25 years old

Condition of Kitchens good condition

Electrical Panels with circuit breakers

Exterior Siding Exterior cladding in masonry and vinyl

Condition of Bathrooms To be maintained or redone

Floor Covering Floating floor, wood, vinyl, ceramic

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room N/A

Number of Rooms 17

Number of Units 4

Washer/Dryer Inlet Yes, in each unit

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

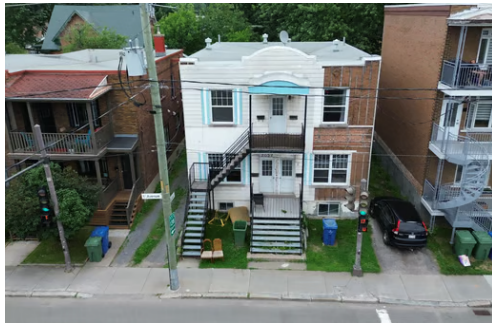
Parking

Type of Parking Outdoor

Number of Parking Spaces 1

Area

Land Surface Area 3 846 pi² according to the certificate



FEATURES

Fenced

no

Condition of Roof

Elastomeric, unknown age

Concierge Agreement

No agreement

Hot Water System

Independent tanks

Electrical Panels

with circuit breakers

Environmental Report

No

Internet and Telecom

yes

Condition of Doors

Over 25 years old

Intercom and Doorbell

No

Condition of Windows

over 25 years old

Exterior Siding

Exterior cladding in masonry and vinyl

Floor Covering

Floating floor, wood, vinyl, ceramic

Plumbing

Pex and copper, ABS and cast iron

Condition of Balconies

Wooden, to be redone

Heating System

Electric baseboard

Condition of Kitchens

good condition

Condition of Bathrooms

To be maintained or redone

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$44,424	100 %	\$926
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$44,424		\$926
Vac. / Bad debt			
EGR	\$44,424		\$926

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Municipal Taxes	Current	\$5,974	13.4 %	\$1,493
School Taxes	Current	\$336	0.8 %	\$84
Insurance	Estimated	\$4,777	10.8 %	\$1,194
Electricity				
Heating				
Snow Removal				
Lawn				
Total Expenses		\$11,087	25.0 %	\$2,772
Net Revenue		\$33,337		\$8,334







