

2113 - 2117 VIEUX-MOULIN BEAUPORT

3 UNITS

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

3 Units

PROPERTY DESCRIPTION

Superb triplex in the heart of Vieux-Moulin, composed of three identical 4 ½ units. The middle unit, largely renovated (kitchen, bathroom, quartz countertops), will be vacant for the buyer: live in it or set the market rent yourself. Large parking, more than one space per unit. Balconies and columns (2024), water risers (2020), ABS/PEX plumbing and breaker panels (2011), doors and windows (2009). Stable tenants, leases up to date. An opportunity not to be missed, for both investors and owner-occupants.

HIGHLIGHTS

- ✓ Middle unit vacant and largely renovated — kitchen, bathroom, countertops, plumbing, electricity and finishes
- ✓ Three identical 4 ½ units — uniform units, easy to manage, low turnover
- ✓ Large parking — more than one space per unit
- ✓ Sustained upgrade program — exterior balconies and columns (2024), water risers (2020), ABS and PEX plumbing (2011), breaker panels (2011), brick repointing (2011), doors and windows (2009)
- ✓ Electric heating — no furnace, no oil tank, current or past
- ✓ Ideal for both investors and owner-occupants

ASKING PRICE :
\$830,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

According to seller's information, the following work has been done:

Balconies, columns, stairs and railings — 2024

Water risers — 2020

Plumbing largely redone, ABS and PEX — 2011

Electrical breaker panels — 2011

Main heating components — 2011

Repointing of several brick sections — 2011

Doors and windows — 2009

ADDITIONAL INFORMATION

Annual preventive insect treatment performed since 2008.

This sale is made without legal warranty of quality, at the buyer's risk and peril.

Responsibility for appliances

Tenants

Number of units

3



Number of Parking Spaces

4

Hot Water System

Independent tanks

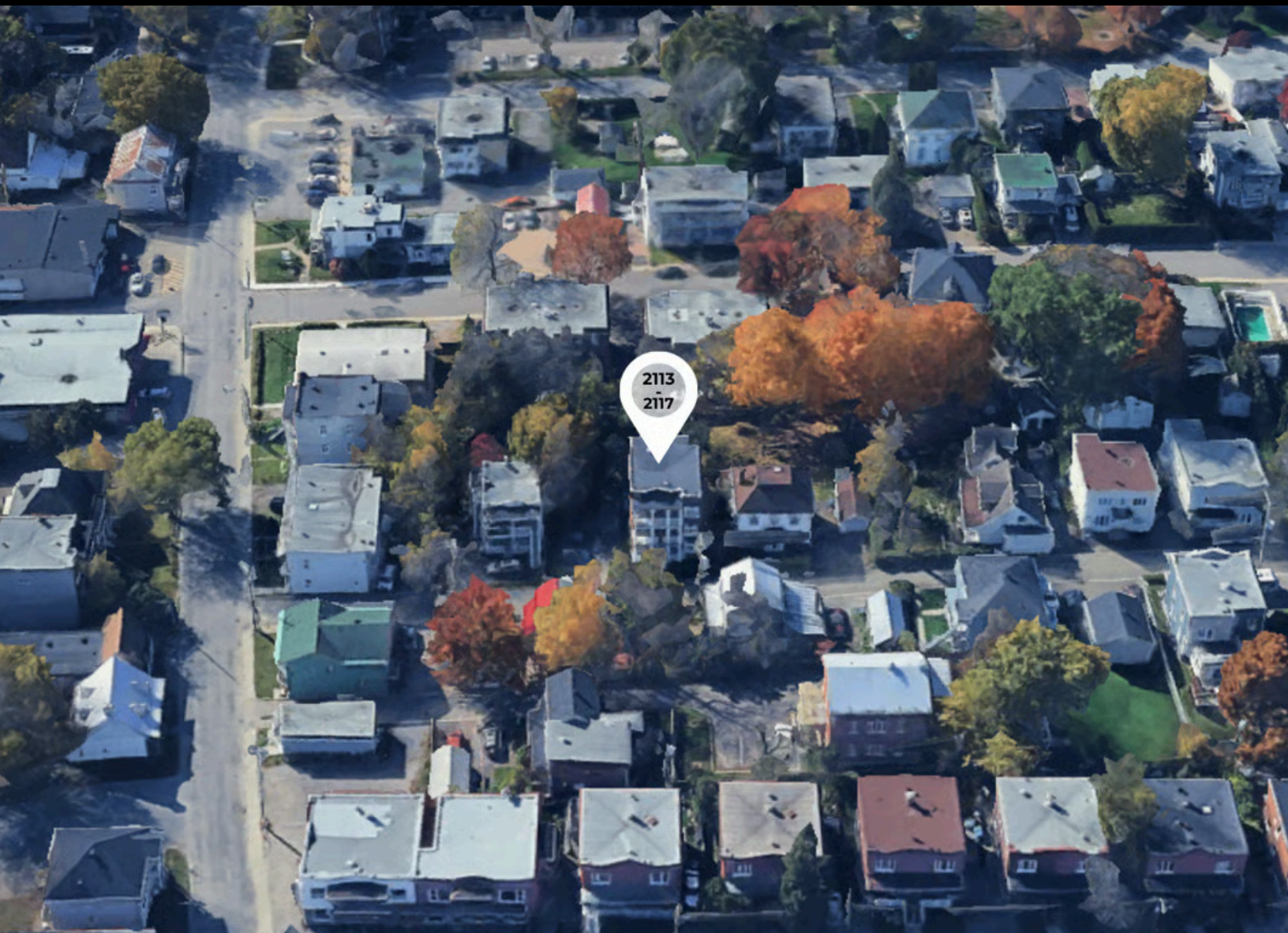


Heating System

Electric baseboards



2113 - 2117 Vieux-Moulin, Beauport



BUILDING DESCRIPTION

General Information

Cadastral number	1218347
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Total Municipal Assessment

Total Municipal Assessment	452 000 \$
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Municipal Land Assessment	169 000 \$
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Municipal Building Assessment	283 000 \$
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Construction

Number of Storeys	3
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Type of Building	Detached
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Type of Construction	Brick and wood
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Year of Construction	1953
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Features

Plumbing	Abs / Pex (2011)
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Condition of Roof	Elastomeric Membrane
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Condition of Doors	Semi-glazed
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Condition of Balconies	Fiberglass & Wood
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Condition of Windows	PVC / Crank (casement)
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Condition of Kitchens	Laminate Countertop (Quartz 2115), open kitchens
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Electrical Panels	Breakers (2011)
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Exterior Siding	Brick (Major Repointing 2011)
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Condition of Bathrooms	Bath / Shower ; Quartz vanity countertop
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Floor Covering	Floating Wood / Ceramic
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Electromechanical System

Fire System	N/A
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Building type

Laundry Room	N/A
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Washer/Dryer Inlet	In each unit
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Appliance Responsibility	Tenants
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Heating Responsibility	Tenants
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Hot Water Responsibility	Tenants
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Parking

Type of Parking	Outdoor
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Number of Parking Spaces	4
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Area

Land Surface Area	7115 sq. ft.
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FEATURES

Fenced

No (Hedge)

Condition of Roof

Elastomeric Membrane

Concierge Agreement

N/A

Hot Water System

Independent tanks

Electrical Panels

Breakers (2011)

Environmental Report

N/A

Internet and Telecom

N/A

Condition of Doors

Semi-glazed

Intercom and Doorbell

N/A

Condition of Windows

PVC / Crank (casement)

Exterior Siding

Brick (Major Repointing 2011)

Floor Covering

Floating Wood / Ceramic

Plumbing

Abs / Pex (2011)

Condition of Balconies

Fiberglass & Wood

Heating System

Electric baseboards

Condition of Kitchens

Laminate Countertop (Quartz 2115), open kitchens

Condition of Bathrooms

Bath / Shower ; Quartz vanity countertop

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$44,256	100 %	\$1,229
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$44,256		\$1,229
Vac. / Bad debt			
EGR	\$44,256		\$1,229

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Municipal Taxes	Current	\$5,117	11.6 %	\$1,706
School Taxes	Current	\$296	0.7 %	\$99
Insurance	Current	\$2,812	6.4 %	\$937
Electricity				
Heating				
Snow Removal				
Lawn				
Total Expenses		\$8,225	18.6 %	\$2,742
Net Revenue		\$36,031		\$12,010







