

224 - 228 DE LA MONTAGNE PIEDMONT

3 UNITS

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

3 Units

PROPERTY DESCRIPTION

Triplex featuring two spacious 2-bedroom units with finished basements, one large garden-level 1-bedroom unit, and more than 6 parking spaces. All energy costs are paid by the tenants, ensuring simplified management and lower operating expenses. Ideally located across from Piedmont Golf Club and just minutes from the Village of Saint-Sauveur, ski slopes, restaurants, shops, schools, hiking trails, and Highway 15. An outstanding opportunity for an owner-occupant or investor!

HIGHLIGHTS

- ✓ Average rent of \$1,207 per month.
- ✓ Mortgage Assumption Possible | Caisse Rivière du Nord | Rate 3.550% | Maturity: May 24, 2042 | Term: April 8, 2027 | Balance as of December 2025: \$140,366.99

ASKING PRICE :
\$895,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

80% of the doors and windows have been replaced over the past 10 years.

ADDITIONAL INFORMATION

Unit #228: Hydro costs are paid by the owner and reimbursed by the tenant.

Visits upon accepted promise to purchase only.

Sale made without legal warranty of quality, at the Buyer's own risk.

Responsibility for appliances

Tenants

Number of units

3



Number of Parking Spaces

6+

Hot Water System

Independant water tank

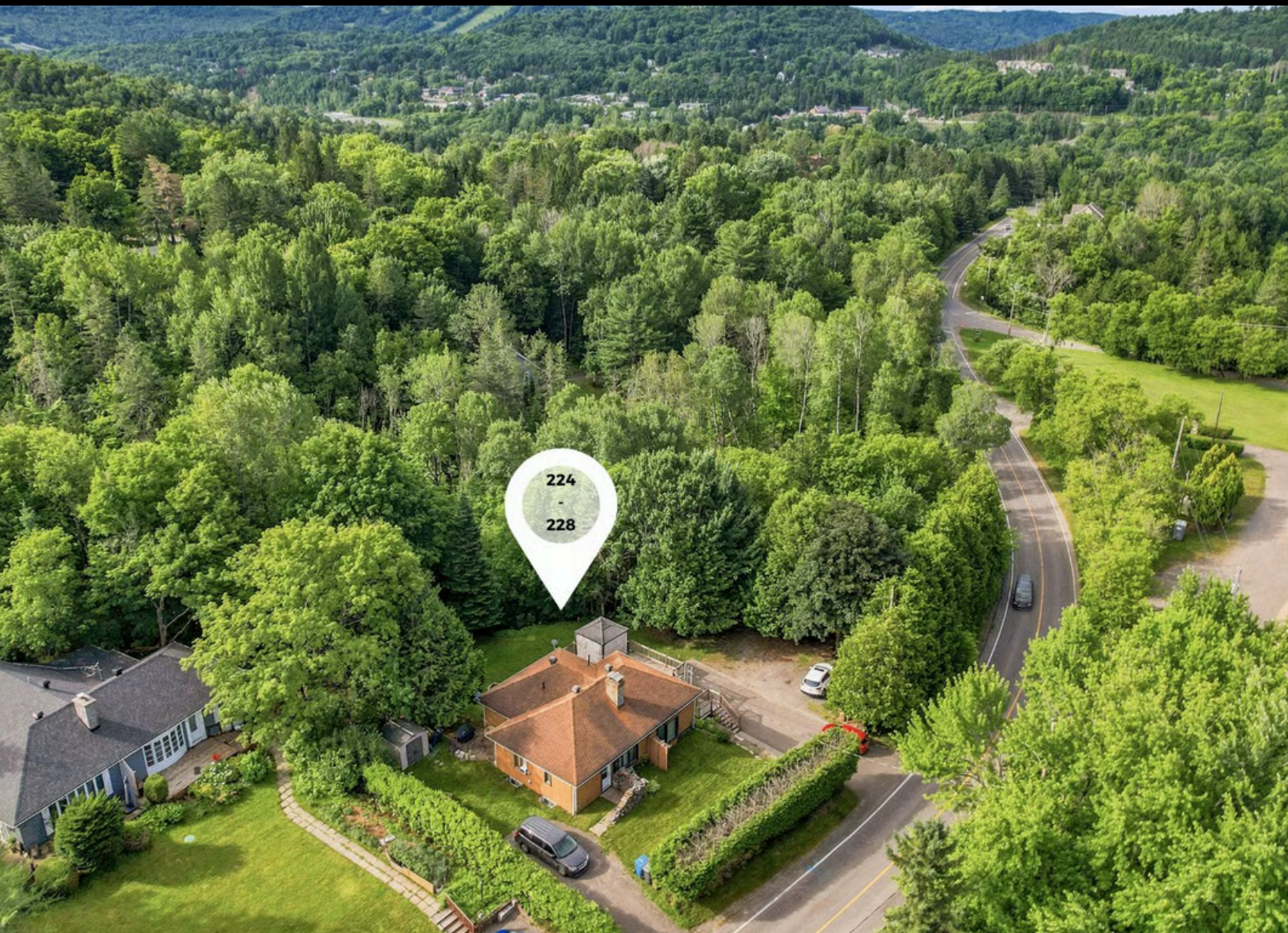


Heating System

Electric baseboards / 2 x wood-burning fireplaces / 1 x natural gas stove



224 - 228 de la Montagne, Piedmont



BUILDING DESCRIPTION

General Information

Cadastral number 2 312 683

Total Municipal Assessment

Total Municipal Assessment \$ 444 500

Municipal Land Assessment \$ 145 500

Municipal Building Assessment \$ 299 000

Construction

Number of Storeys 1

Type of Building Detached

Type of Construction Wood | Poured concrete foundation

Year of Construction 1945

Features

Plumbing Copper, Pex, PVC, ABS

Condition of Roof Good

Condition of Doors Replaced at 80%, approximately 10 years ago.

Condition of Balconies Good

Condition of Windows Replaced at 80%, approximately 10 years ago.

Condition of Kitchens Good

Electrical Panels Circuit breakers

Exterior Siding Canoxel

Condition of Bathrooms Good

Floor Covering Floating, Ceramic

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room N/A

Number of Rooms To be verified

Number of Units 2 x 4.5 with basement + 1 x 3.5

Washer/Dryer Inlet In each unit

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

2 x storage shed

Parking

Type of Parking Exterior

Number of Parking Spaces 6+

Area

Land Surface Area 29 547 sq.ft



FEATURES

Fenced

Cedar hedges

Condition of Roof

Good

Concierge Agreement

No

Hot Water System

Independant water tank

Electrical Panels

Circuit breakers

Environmental Report

No

Internet and Telecom

Yes

Condition of Doors

Replaced at 80%, approximately 10 years ago.

Intercom and Doorbell

Doorbell

Condition of Windows

Replaced at 80%, approximately 10 years ago.

Exterior Siding

Canexel

Floor Covering

Floating, Ceramic

Plumbing

Copper, Pex, PVC, ABS

Condition of Balconies

Good

Heating System

Electric baseboards / 2 x wood-burning fireplaces / 1 x natural gas stove

Condition of Kitchens

Good

Condition of Bathrooms

Good

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$43,452	100 %	\$1,207
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$43,452		\$1,207
Vac. / Bad debt			
EGR	\$43,452		\$1,207

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Municipal Taxes	Current	\$3,386	7.8 %	\$1,129
School Taxes	Current	\$286	0.7 %	\$95
Insurance	Estimated	\$2,219	5.1 %	\$740
Electricity				
Heating				
Snow Removal				
Lawn				
Total Expenses		\$5,891	13.6 %	\$1,964
Net Revenue		\$37,561		\$12,520

