

2262 - 2266 DE MASCOUCHE MASCOUCHE

3 UNITS

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Semi-detached

BUILDING CATEGORY

3 Units

PROPERTY DESCRIPTION

Three-storey triplex built in 2018, located in the highly sought-after Jardin des Coteaux neighbourhood of Mascouche. It features a 3-bedroom, a 2-bedroom and a 1-bedroom apartment. All utility costs are fully paid by the tenants. The property offers seven parking spaces, including an attached garage, as well as a private storage shed for each unit. This turnkey property is ideal for investors or owner-occupants. A smart investment in a desirable location with excellent appreciation potential!

HIGHLIGHTS

- ✓ Wall-mounted air conditioner in each unit.
- ✓ Private 4' x 8' outdoor storage shed for each unit.
- ✓ 7 parking spaces including an attached garage.
- ✓ Semi-underground waste collection containers.
- ✓ The property is equipped with an irrigation system.

ASKING PRICE :

\$1,199,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

2018 construction

ADDITIONAL INFORMATION

Irrigation system opening and winterization (\$256)

Lawn maintenance (\$450). Snow removal (\$1,087).

Shared semi-underground waste containers with the neighboring property

Viewings upon acceptance of a promise to purchase.

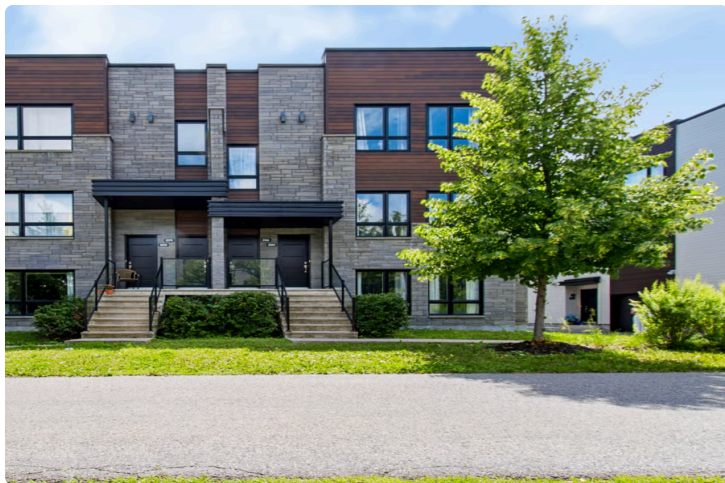
The property is being sold without legal warranty of quality, at the buyer's own risk.

Responsibility for appliances

Tenant

Number of units

3

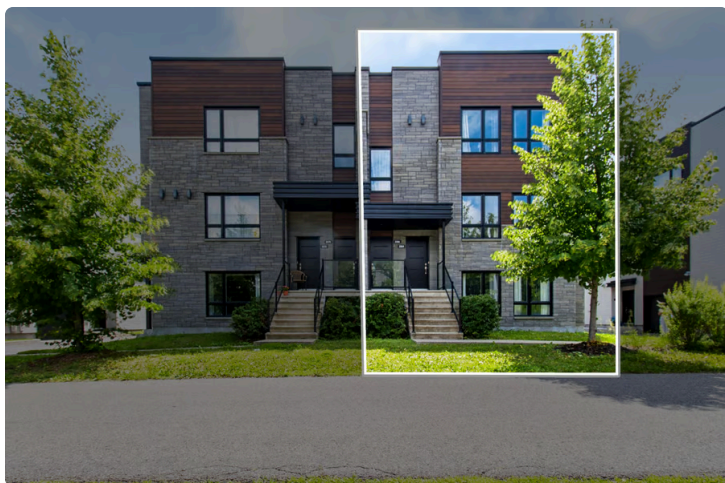
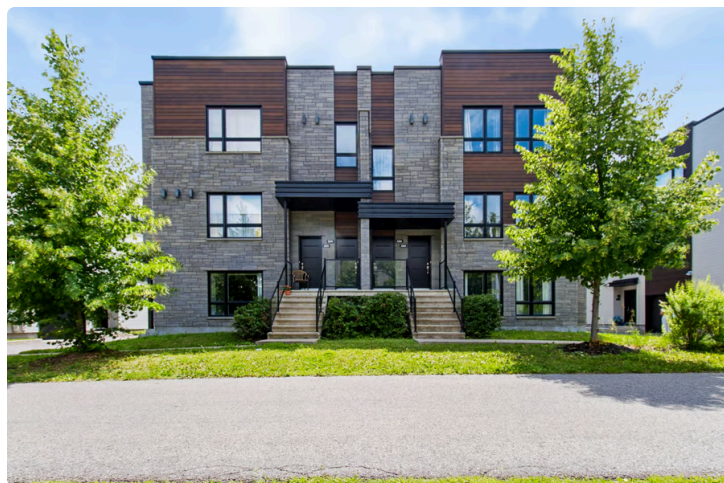


Number of Parking Spaces

7

Hot Water System

Independant water tank 60G & 40G in the 3.5



Heating System

Electric baseboards



2262 - 2266 de Mascouche, Mascouche



BUILDING DESCRIPTION

General Information

Cadastral number 5 828 380

Total Municipal Assessment

Total Municipal Assessment \$ 1 065 100

Municipal Land Assessment \$ 298 300

Municipal Building Assessment \$ 766 800

Construction

Number of Storeys 3

Type of Building Semi-detached

Type of Construction Brick & Wood

Year of Construction 2018

Superior soundproofing. 1½" concrete floor topping with 9" injected insulation in the floor assembly, resilient channels, and double gypsum board.

Features

Plumbing ABS Drainage / PEX

Condition of Roof Elastomeric membrane

Condition of Doors 9 ft × 7 ft automated steel garage door

Condition of Balconies 8' × 15' rear fiberglass deck with aluminum railings

Condition of Windows Energy Star PVC windows with argon gas and Low-E

Condition of Kitchens Kitchen island, laminate countertop, built-in range hood & chimney-style (5.5)

Electrical Panels Circuit breakers, 100 amps per unit (Siemens)

Exterior Siding Brick / Steel / CanExel

Condition of Bathrooms Separate bathtub and shower; tub/shower combination in the 3.5-unit

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room N/A

Number of Rooms To be verified

Number of Units 1 x 5.5 + 1 x 4.5 + 1 x 3.5

Washer/Dryer Inlet Yes, laundry room in each unit

Appliance Responsibility Tenant

Heating Responsibility Tenant

Hot Water Responsibility Tenant

Heat Recovery Ventilator (HRV) - Venmar Wall-mounted air conditioner - 18 000 BTU Windair 9' ceilings on the main floor

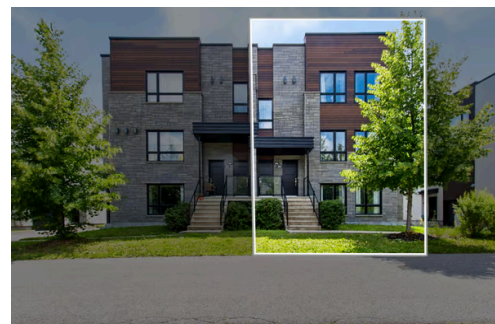
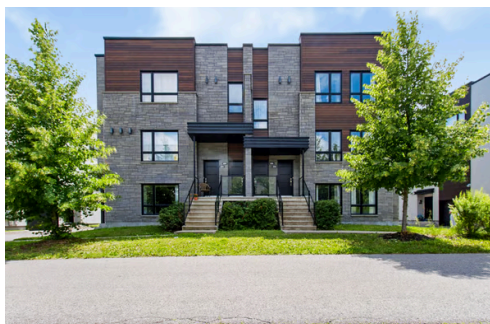
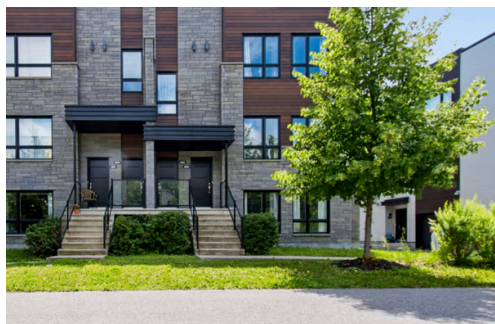
Parking

Type of Parking Exterior

Number of Parking Spaces 7

Area

Land Surface Area 6 365 sq.ft.



FEATURES

Fenced

No

Condition of Roof

Elastomeric membrane

Concierge Agreement

Superintendent on site, no contract

Hot Water System

Independant water tank 60G & 40G in the 3.5

Electrical Panels

Circuit breakers, 100 amps per unit (Siemens)

Environmental Report

N/A

Internet and Telecom

Yes

Condition of Doors

9 ft x 7 ft automated steel garage door

Intercom and Doorbell

Doorbell

Condition of Windows

Energy Star PVC windows with argon gas and Low-E

Exterior Siding

Brick / Steel / CanExel

Floor Covering

Floating, Ceramic in the kitchens, bathrooms & laundry room, carpet

Plumbing

ABS Drainage / PEX

Condition of Balconies

8' x 15' rear fiberglass deck with aluminum railings

Heating System

Electric baseboards

Condition of Kitchens

Kitchen island, laminate countertop, built-in range hood & chimney-style (5.5)

Condition of Bathrooms

Separate bathtub and shower; tub/shower combination in the 3.5-unit

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$56,760	100 %	\$1,577
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$56,760		\$1,577
Vac. / Bad debt			
EGR	\$56,760		\$1,577

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Municipal Taxes	Current	\$9,080	16 %	\$3,027
School Taxes	Current	\$744	1.3 %	\$248
Insurance	Current	\$4,112	7.2 %	\$1,371
Electricity				
Heating				
Snow Removal				
Lawn				
Pelouse				
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Total Expenses		\$13,936	24.6 %	\$4,645
Net Revenue		\$42,824		\$14,275

