

266 SAINT-AMBROISE LIMOILLOU

3 UNITS

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

3 Units

PROPERTY DESCRIPTION

Fully furnished detached triplex in the heart of Saint-Sauveur, just steps from shops and public transit. Annual rental income of \$37,200—ideal for an investor or owner-occupant. Features three furnished 3½ units with all-inclusive rent (heating, hot water, and appliances). Wood-frame construction, PVC windows, and independent water heaters. Includes a 2,285 sq. ft. lot with a yard, a mature tree, and 3 private parking spaces—a rarity in the area. A turnkey opportunity not to be missed!

HIGHLIGHTS

- ✓ Roofing (2019)
- ✓ Tenanted/Furnished Units
- ✓ Plumbing (2012)
- ✓ Electrical (2012) (Panels)
- ✓ Spacious parking areas

ASKING PRICE :
\$560,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Roofing (2019)

Plumbing (2012)

Electrical (2012)

Unit interiors (flooring, countertops, painting, etc.)

ADDITIONAL INFORMATION

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

Responsibility for appliances

Owner

Number of units

3



Number of Parking Spaces

3

Hot Water System

Independent tanks

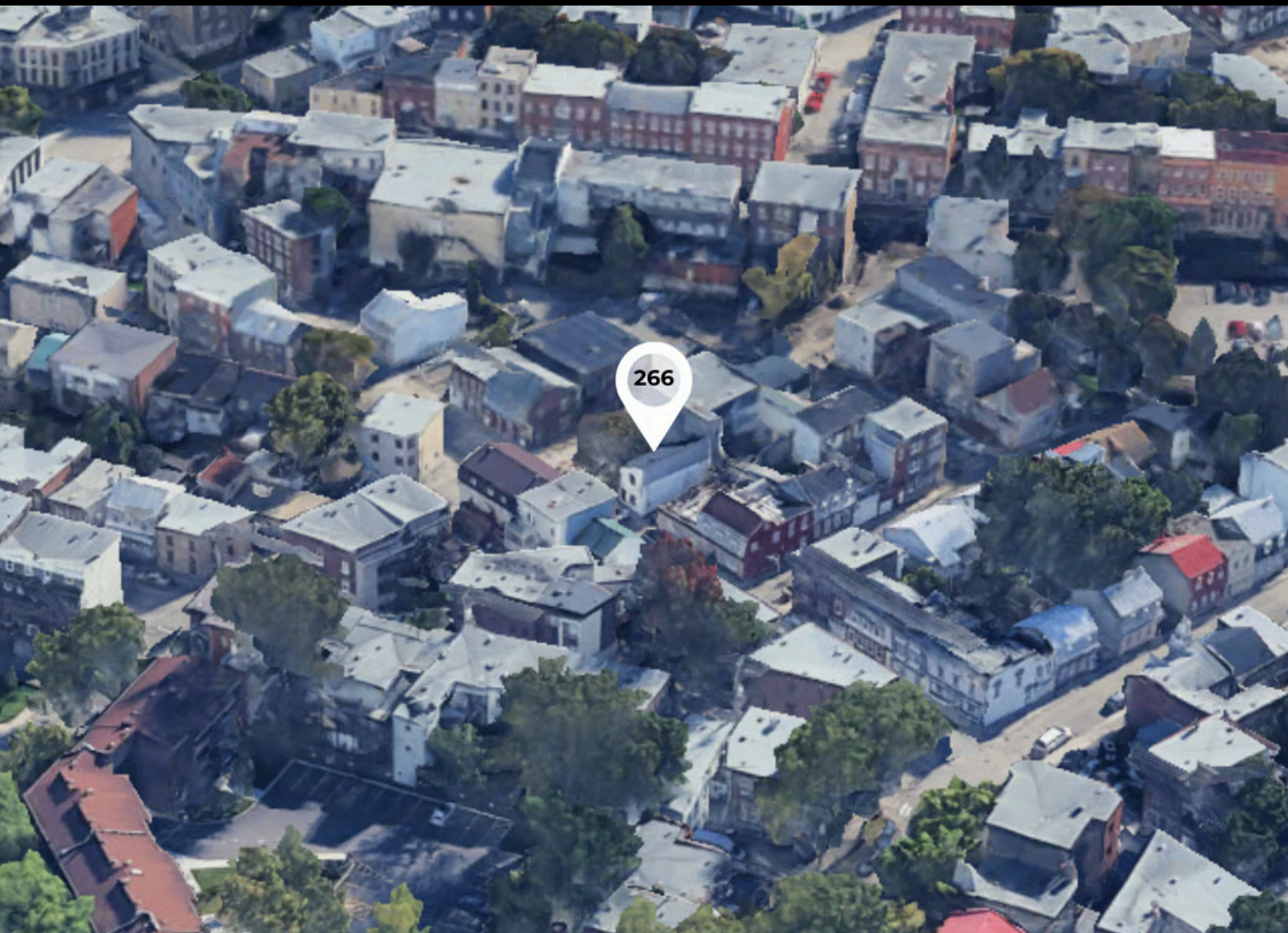


Heating System

Electric baseboards



266 Saint-Ambroise, Limoilou



BUILDING DESCRIPTION

General Information

Cadastral number 5343486

Total Municipal Assessment

Total Municipal Assessment 345 000 \$

Municipal Land Assessment 179 000 \$

Municipal Building Assessment 166 000 \$

Construction

Number of Storeys 2

Type of Building Detached

Type of Construction Wooden structure

Year of Construction 1955

Features

Plumbing ABS & PEX | 2012

Condition of Roof Asphalt shingles (2019)

Condition of Doors Glass doors

Condition of Balconies Wooden balconies

Condition of Windows PVC windows

Condition of Kitchens Laminate countertop, open-concept kitchens

Electrical Panels Circuit breakers

Exterior Siding Vinyl siding

Condition of Bathrooms Laminate

Floor Covering Driftwood / Ceramic

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room N/A

Number of Rooms 9

Number of Units 3 x 3.5

Washer/Dryer Inlet Basement

Appliance Responsibility Owner

Heating Responsibility Owner

Hot Water Responsibility Owner

Parking

Type of Parking Private outdoor area

Number of Parking Spaces 3

Area

Land Surface Area 2 285 sq. ft.



FEATURES

Fenced

Partially fenced

Condition of Roof

Asphalt shingles (2019)

Concierge Agreement

N/A

Hot Water System

Independent tanks

Electrical Panels

Circuit breakers

Environmental Report

N/A

Internet and Telecom

Yes

Condition of Doors

Glass doors

Intercom and Doorbell

Doorbells

Condition of Windows

PVC windows

Exterior Siding

Vinyl siding

Floor Covering

Driftwood / Ceramic

Plumbing

ABS & PEX | 2012

Condition of Balconies

Wooden balconies

Heating System

Electric baseboards

Condition of Kitchens

Laminate countertop, open-concept kitchens

Condition of Bathrooms

Laminate

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$37,200	100 %	\$1,033
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$37,200		\$1,033
Vac. / Bad debt			
EGR	\$37,200		\$1,033

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Municipal Taxes	Current	\$4,318	11.6 %	\$1,439
School Taxes	Current	\$217	0.6 %	\$72
Insurance	Current	\$5,371	14.4 %	\$1,790
Electricity	Current	\$2,307	6.2 %	\$769
Heating				
Snow Removal	Current	\$979	2.6 %	\$326
Lawn				
Total Expenses		\$13,192	35.5 %	\$4,397
Net Revenue		\$24,008		\$8,003



