

274 - 278 DE VILLEMURE SAINT-JÉRÔME

4 UNITS

PMML

FOR SALE



Éloïse Rondeau

Team Samuel & Jessika
Real Estate Broker

📞 438-337-9059

✉️ eloise.rondeau@pmml.ca



Jessika Anne Ledingham

Team Samuel & Jessika

Senior VP

Real Estate Broker | PMML

Partner

📞 514-549-8531

✉️ jessika-anne.ledingham@pmml.ca

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BUILDING TYPE

Detached

BUILDING CATEGORY

4 Units

PROPERTY DESCRIPTION

Located in the heart of downtown Saint-Jérôme, this 4-plex represents an excellent investment opportunity. The building includes two 2½ apartments, one 5½ apartment, and a 3½ apartment in the basement. Its strategic location offers quick access to services, shops, transportation, and urban amenities. Ideal for investors or owner-occupiers looking for a well-located building with strong rental potential.

Translated with DeepL.com (free version)

HIGHLIGHTS

- ✓ The 5½ will be vacant on July 1, 2026.
- ✓ Roof redone in 2024.
- ✓ Nearby: Highway, Church, CEGEP, Hospital, Park, Bike path, Restaurants, Gyms, Commuter train, Public transportation.

ASKING PRICE :
\$499,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Replacement of the balcony.

Several masonry projects:

Re-plastering of the entire facade.

Repair of the rear balcony.

Re-pointing of the stones on the front of the building.

Replacement of defective lintels.

Repair of cracks in the masonry caused by movement.

ADDITIONAL INFORMATION

Proximity: Highway, Church, College, Hospital, Park, Bike path, Restaurants, Gyms, Commuter train, Public transportation.

1 single HQ meter.

The sale is made without legal guarantee of quality at the buyer's risk.

Responsibility for appliances

Owner / Tenant

Number of units

4



Number of Parking Spaces

On the street

Hot Water System

Independant tanks

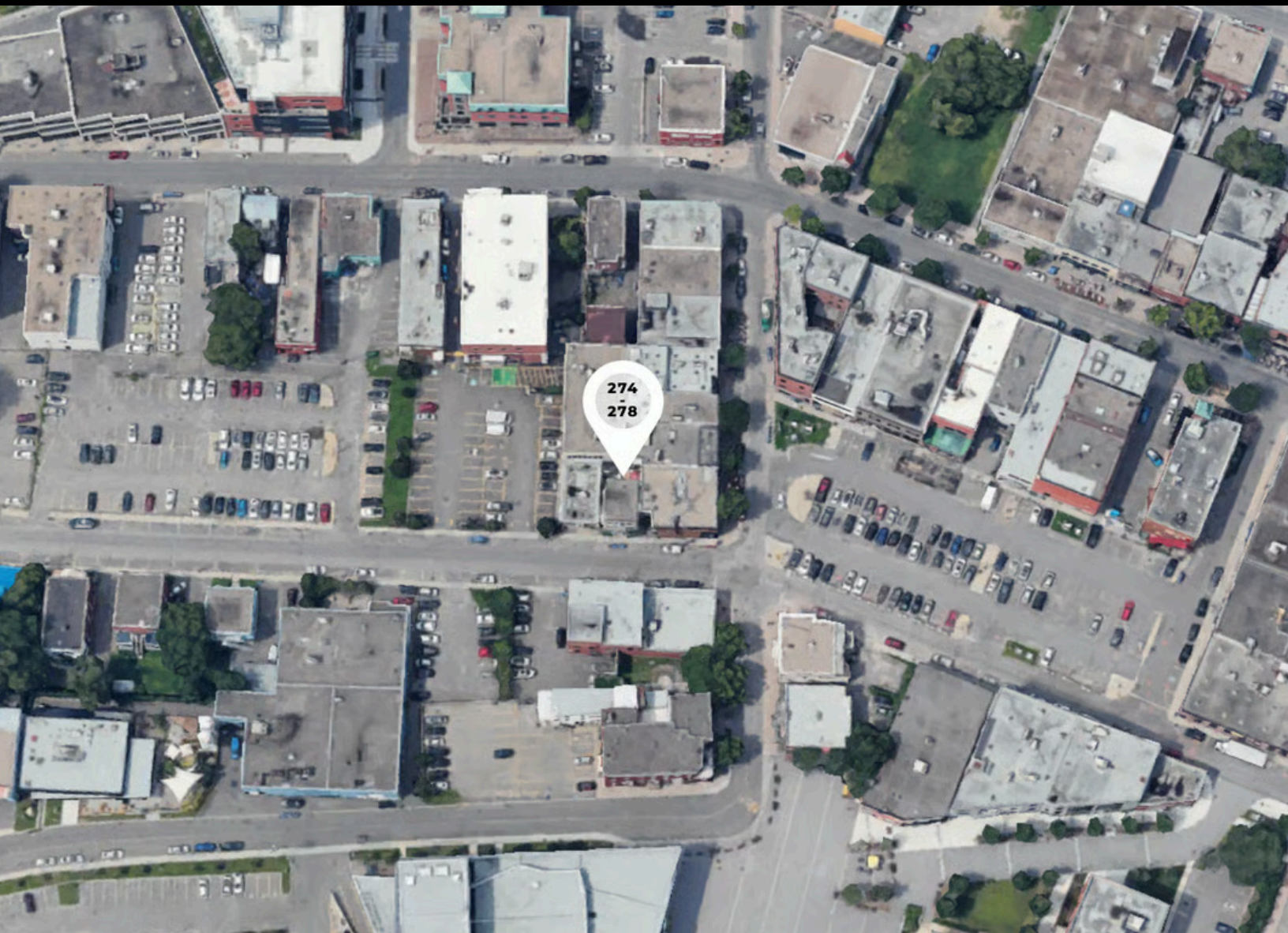


Heating System

Hot water / Electric baseboard heaters: redone



274 - 278 De Villemure, Saint-Jérôme



BUILDING DESCRIPTION

General Information

Cadastral number 2 141 636

Total Municipal Assessment

Total Municipal Assessment 318 300 \$

Municipal Land Assessment 68 700 \$

Municipal Building Assessment 249 600 \$

Construction

Number of Storeys 2

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1920

Features

Plumbing PEX/ABS

Condition of Roof Asphalt / Gravel (2025)

Condition of Doors Sliding

Condition of Balconies Front/Rear: redone

Condition of Windows Aluminum / PVC / Sliding

Condition of Kitchens Apartment 276: renovated

Electrical Panels Circuit breakers

Exterior Siding Brick / Stone

Condition of Bathrooms Apartment 276: renovated

Floor Covering Apartment 276: renovated

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room No

Number of Rooms 12

Number of Units 1 x 5.5 + 1 x 3.5 + 2 x 2.5

Washer/Dryer Inlet Yes, in every unit

Appliance Responsibility Owner / Tenant

Heating Responsibility Owner

Hot Water Responsibility Owner

Parking

Type of Parking Exterior

Number of Parking Spaces On the street

Area

Land Surface Area 1 590 Sq Ft



FEATURES

Fenced

N/A

Condition of Roof

Asphalt / Gravel (2025)

Concierge Agreement

No

Hot Water System

Independant tanks

Electrical Panels

Circuit breakers

Environmental Report

N/A

Internet and Telecom

N/A

Condition of Doors

Sliding

Intercom and Doorbell

Yes/ doorbell

Condition of Windows

Aluminum / PVC / Sliding

Exterior Siding

Brick / Stone

Floor Covering

Apartment 276: renovated

Plumbing

PEX/ABS

Condition of Balconies

Front/Rear: redone

Heating System

Hot water / Electric baseboard heaters: redone

Condition of Kitchens

Apartment 276: renovated

Condition of Bathrooms

Apartment 276: renovated

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$42,420	100 %	\$884
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$42,420		\$884
Vac. / Bad debt			
EGR	\$42,420		\$884

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Municipal Taxes	Current	\$3,540	8.3 %	\$885
School Taxes	Current	\$197	0.5 %	\$49
Insurance	Current	\$2,995	7.1 %	\$749
Electricity	Current	\$5,269	12.4 %	\$1,317
Heating				
Snow Removal				
Lawn				
Total Expenses		\$12,001	28.3 %	\$3,000
Net Revenue		\$30,419		\$7,605

