

2753 - 2757 100E AVENUE FABREVILLE

3 UNITS

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

3 Units

**PROPERTY
DESCRIPTION**

Rare opportunity for investor or owner-occupant in a sought-after area of Laval. Carefully built by the current owner, this turnkey building offers 3 large, bright 5½ units with an area of 1,242 to 1,320 sq. ft. at \$1,633 / month / unit. Energy costs are assumed by the tenants. Each unit benefits from a parking space and an outdoor storage unit. An investment with optimization opportunity to seize quickly!

HIGHLIGHTS

- ✓ Revenue optimization opportunity. Area averaging \$1850 / month / unit.
- ✓ Air conditioning unit in each dwelling
- ✓ Outdoor storage space
- ✓ Strategic location. Direct access to highways 440 and 15, and station, near Terminus le Carrefour. Nearby: Carrefour Laval and Centropolis, grocery stores, schools, parks, convenience stores, and several medical clinics.

ASKING PRICE :

\$1,295,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

2019 Construction

ADDITIONAL INFORMATION

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

Visit upon accepted promise to purchase.

Responsibility for appliances

Tenant

Number of units

3



Number of Parking Spaces

4 spaces

Hot Water System

Independent tanks in each unit (60G)

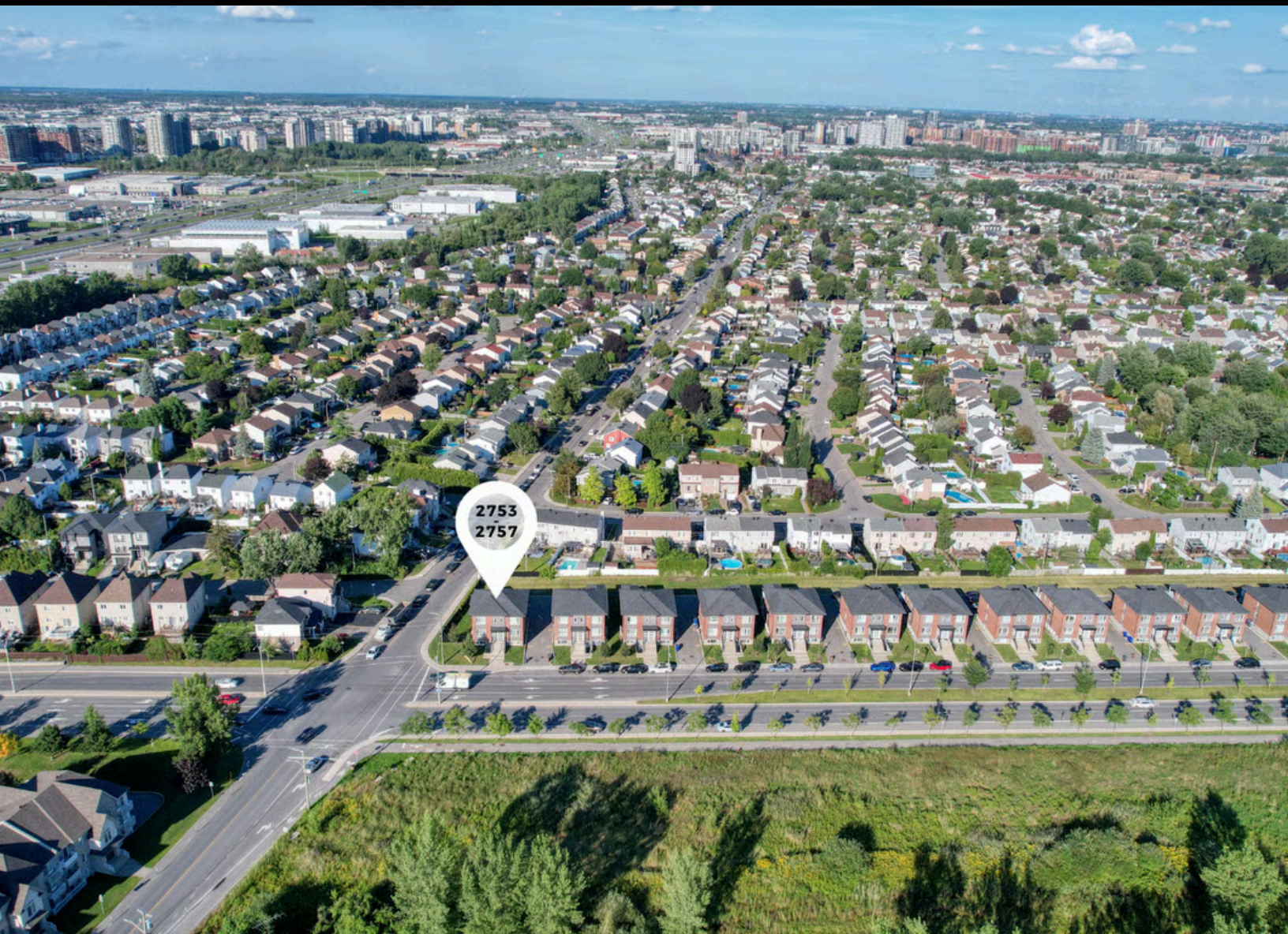


Heating System

Electric - Convectair and electric baseboards



2753 - 2757 100e Avenue, Fabreville



BUILDING DESCRIPTION

General Information

Cadastral number 5 883 104

Total Municipal Assessment

Total Municipal Assessment 1 185 000 \$

Municipal Land Assessment 394 900 \$

Municipal Building Assessment 790 100 \$

Construction

Number of Storeys 2

Type of Building Detached

Type of Construction Wood structure on poured concrete foundation

Year of Construction 2019

Detached three-family building with two (2) stories, with exterior cladding of brick and aluminum, front exterior concrete staircase. Rear aluminum deck.

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room N/A

Number of Rooms To be verified

Number of Units 3 x 5.5

Washer/Dryer Inlet Yes, in each unit

Appliance Responsibility Tenant

Heating Responsibility Tenant

Hot Water Responsibility Tenant

Air conditioner in unit #2753 and #2755 Heat pump in unit #2757 Outdoor storage space Wiring / box for electric charging stations installed (stations not installed)

Parking

Type of Parking Outdoor - Asphalt

Number of Parking Spaces 4 spaces

Area

Land Surface Area 7 287 sq. ft.



FEATURES

Fenced

Yes, in the back

Condition of Roof

2019 - Asphalt shingles

Concierge Agreement

No

Hot Water System

Independent tanks in each unit (60G)

Electrical Panels

Circuit breakers, 150 amps

Condition of Bathrooms

2019 - Separate bath and shower

Internet and Telecom

Yes

Condition of Doors

2019

Intercom and Doorbell

Independent entrances / Doorbells

Condition of Windows

2019 - PVC

Exterior Siding

Brick and aluminum

Environmental Report

N/A

Plumbing

ABS / PEX

Condition of Balconies

2019 - Front concrete & Rear aluminum

Heating System

Electric - Convectair and electric baseboards

Condition of Kitchens

2019 - Quartz countertops

Distance from fire station and hydrant

100e avenue

Floor Covering

Ceramic kitchen and bathroom, vinyl

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$58,800	99.6 %	\$1,633
Affordable Res.			
Commercial			
Lockers			
Parking	\$240	0.4 %	\$7
Laundry			
Total Revenues	\$59,040		\$1,640
Vac. / Bad debt			
EGR	\$59,040		\$1,640

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Municipal Taxes	Current	\$14,175	24 %	\$4,725
School Taxes	Current	\$853	1.4 %	\$284
Insurance	Current	\$1,197	2 %	\$399
Electricity				
Heating				
Snow Removal	Current	\$1,294	2.2 %	\$431
Lawn	Current			
Total Expenses		\$17,519	29.7 %	\$5,840
Net Revenue		\$41,521		\$13,840

