

278 PRINCIPALE PLAISANCE

4 UNITS

PMML

FOR SALE



Véronique LeSieur

Real Estate Broker | Real
Estate Agent

📞 819-664-3308



veronique.lesieur@pmml.ca



PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

4 Units

**PROPERTY
DESCRIPTION**

278 Principale Street – Renovated and Income-Generating Quadruplex in Plaisance!

Don't miss this unique opportunity to acquire a quadruplex offering excellent cash flow in a rapidly growing area! Located just 5 minutes from the highway, this well-maintained building includes 1 unit with 3 bedrooms, 1 unit with 2 bedrooms, and 2 units with 1 bedroom each. The one-bedroom units were added with municipal permits and completely renovated from scratch.

Plaisance is a municipality where rental demand is constantly increasing, with rising rents and little competition.

Several major renovations have been completed: electrical updates, plumbing, exterior siding, balcony, 4 outdoor sheds, and much more!

Ideal for investors seeking stability and growth potential.

ASKING PRICE :
\$695,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

4 outdoor sheds

2 completely new apartments in the basement

Fire-rated wall and fire-resistant insulation in the basement apartments

Vinyl flooring fully redone for the ground floor apartments, including bathroom and kitchen

ADDITIONAL INFORMATION

The sale is made without legal warranty of quality to the risks and perils of the buyer.

Responsibility for appliances

Tenants

Number of units

4



Number of Parking Spaces

4

Hot Water System

4 independent water heaters



Heating System

Electric baseboards



278 Principale, Plaisance



BUILDING DESCRIPTION

General Information

Cadastral number 4 853 772

Total Municipal Assessment

Total Municipal Assessment 300 300 \$

Municipal Land Assessment 19 600 \$

Municipal Building Assessment 280 700 \$

Construction

Number of Storeys 1

Type of Building Detached

Type of Construction Wood / Concrete

Year of Construction Unknown

Features

Plumbing Copper and Pex

Condition of Roof Asphalt shingles

Condition of Doors Good condition

Condition of Balconies 3 treated wood balconies completely redone

Condition of Windows 7 to 8 windows replaced

Condition of Kitchens Good condition

Electrical Panels Circuit breakers.

Exterior Siding Vinyl

Condition of Bathrooms Good condition

Floor Covering Vinyl / Ceramic / Laminate flooring

Electromechanical System

Fire System No

Building type

Laundry Room No

Washer/Dryer Inlet Yes

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

Parking

Type of Parking Exterior

Number of Parking Spaces 4

Area

Land Surface Area 7 549 sq. ft.



FEATURES

Plumbing

Copper and Pex

Condition of Balconies

3 treated wood balconies completely redone

Heating System

Electric baseboards

Condition of Kitchens

Good condition

Condition of Bathrooms

Good condition

Condition of Roof

Asphalt shingles

Concierge Agreement

No

Hot Water System

4 independent water heaters

Electrical Panels

Circuit breakers.

Environmental Report

No

Condition of Doors

Good condition

Intercom and Doorbell

No

Condition of Windows

7 to 8 windows replaced

Exterior Siding

Vinyl

Floor Covering

Vinyl / Ceramic / Laminate flooring

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$50,820	100 %	\$1,059
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$50,820		\$1,059
Vac. / Bad debt			
EGR	\$50,820		\$1,059

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Municipal Taxes	Current	\$3,755	7.4 %	\$939
School Taxes	Current	\$176	0.3 %	\$44
Insurance	Current	\$1,944	3.8 %	\$486
Electricity				
Heating				
Snow Removal				
Lawn				
Total Expenses		\$5,875	11.6 %	\$1,469
Net Revenue		\$44,945		\$11,236







