

299 - 305 SALETTE SAINT-JÉRÔME

4 UNITS

PMML

FOR SALE



Jessika Anne Ledingham

Team Samuel & Jessika

Senior VP

Real Estate Broker | PMML

Partner

📞 514-549-8531

✉️ jessika-anne.ledingham@pmml.ca



PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

4 Units

PROPERTY DESCRIPTION

Detached residential fourplex built in 1990, offering two spacious 5½ units and two 3½ units. The two-storey property features wood-frame construction with a brick and vinyl exterior and sits on a generous 8,749 sq. ft. lot with outdoor parking, offering a solid opportunity for multifamily investors.

HIGHLIGHTS

Well-maintained fourplex with several key improvements, including a new roof completed in June 2024 and windows replaced around 2014. The kitchen and bathroom in unit 303 were renovated in 2025, while the bathroom in unit 299 was renovated in 2019. Heating and hot water are paid by the tenants, helping to keep operating expenses low.

ASKING PRICE :
\$945,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Recent upgrades include the roof completed in June 2024 and windows replaced around 2014. Unit 299 features a bathroom renovated in 2019, while unit 303 benefits from a kitchen and bathroom renovation completed in 2025. The remaining units have primarily original kitchens and bathrooms that are in good condition.

ADDITIONAL INFORMATION

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

Responsibility for appliances

Tenant

Number of units

4



Number of Parking Spaces

8

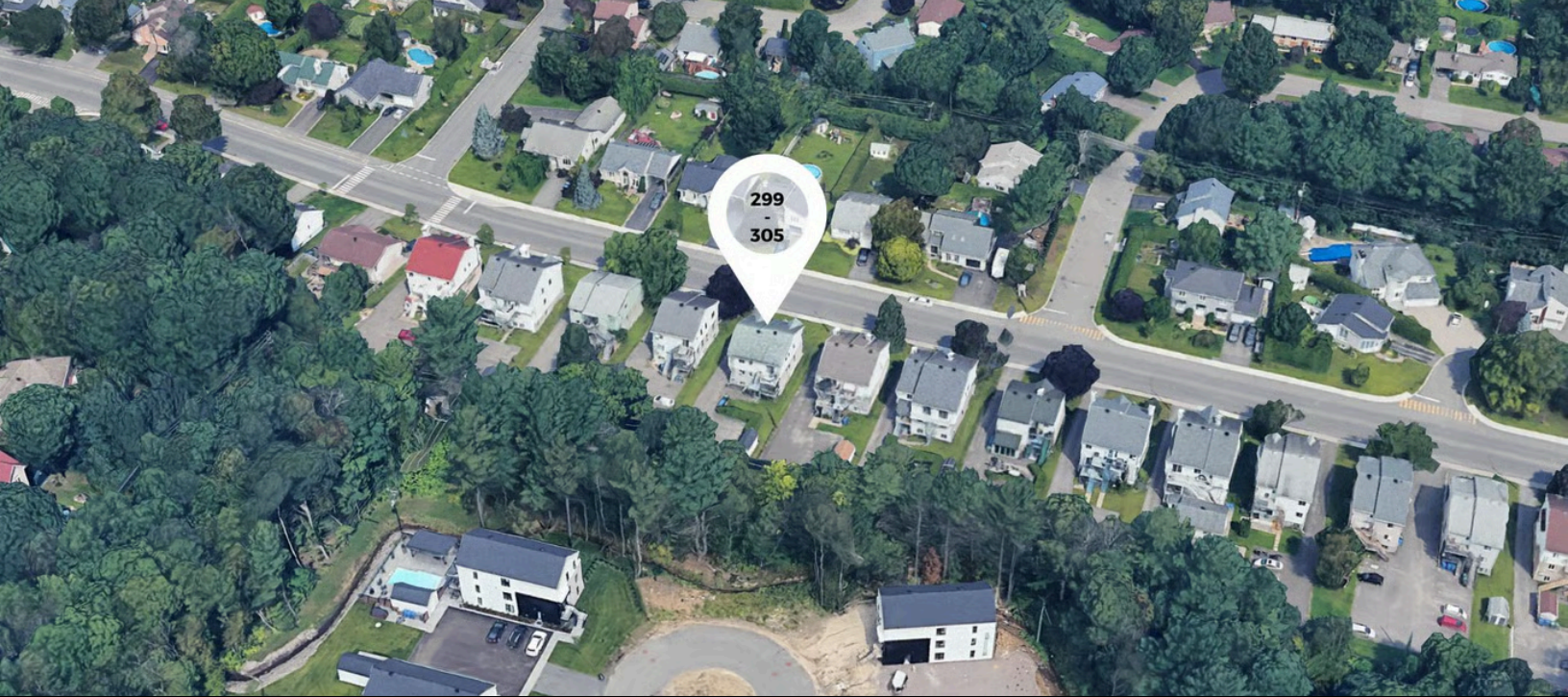
Hot Water System

Independent tanks

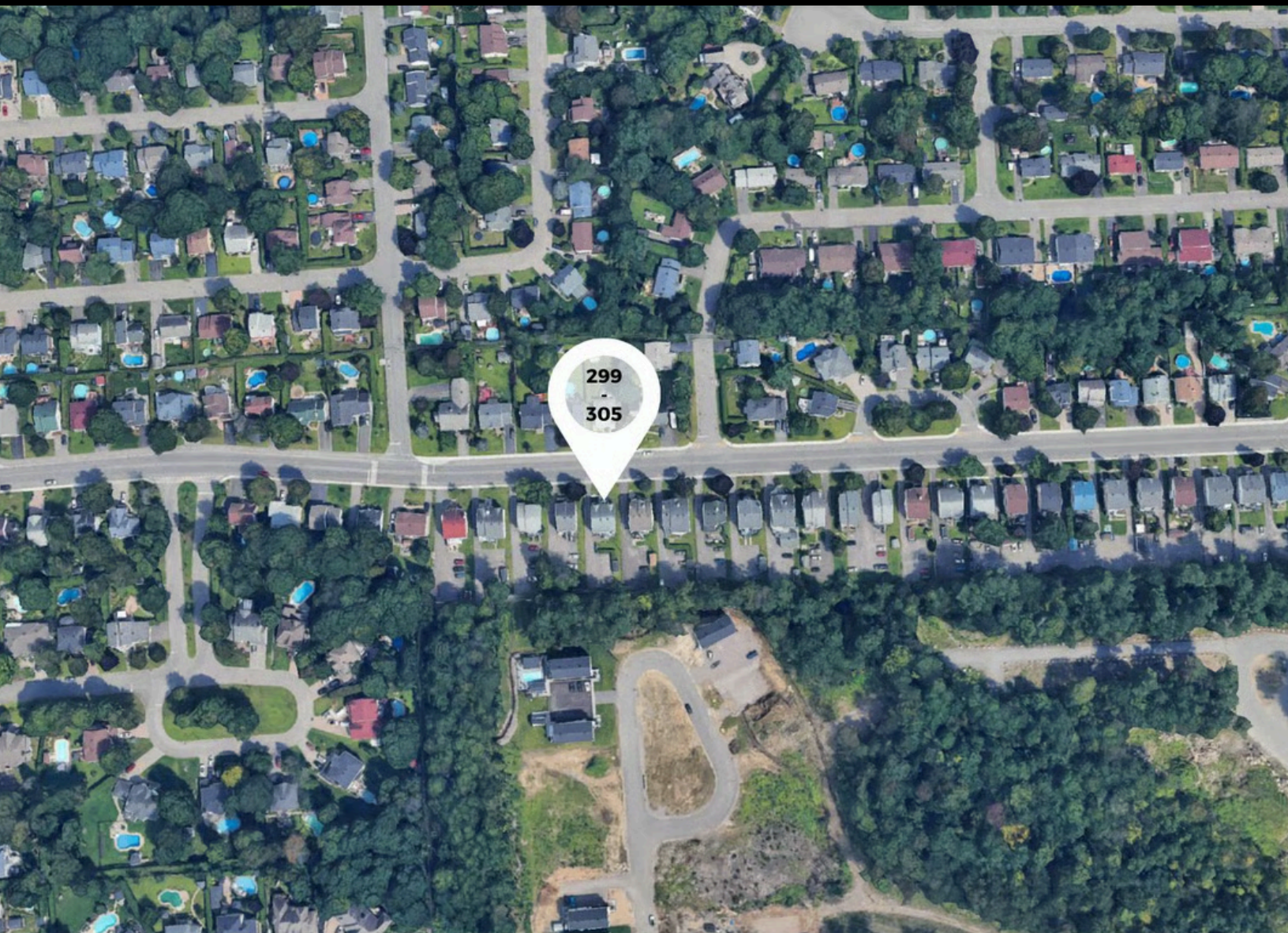


Heating System

Electric baseboards heaters



299 - 305 Salette, Saint-Jérôme



BUILDING DESCRIPTION

General Information

Cadastral number 3 239 700

Total Municipal Assessment

Total Municipal Assessment 696 800 \$

Municipal Land Assessment 188 400 \$

Municipal Building Assessment 508 400 \$

Construction

Number of Storeys 2

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1990

Features

Plumbing Copper and ABS

Condition of Roof Asphalt shingles; entire roof replaced in June 2024

Condition of Doors Good condition - Glass doors

Condition of Balconies Good condition - Concrete balconies | Fiberglass | Aluminum

Condition of Windows In good condition, circa 2014

Condition of Kitchens Unit 303 renovated in 2025; remaining units primarily original and in good condition

Electrical Panels Circuit Breakers

Exterior Siding Brick and vinyl siding

Condition of Bathrooms Unit 303 renovated in 2025; remaining units primarily original and in good condition

Floor Covering Floating floors/ Ceramic

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room N/A

Number of Rooms 16

Number of Units 2 x 5.5 + 2 x 3.5

Washer/Dryer Inlet Yes- In each unit

Appliance Responsibility Tenant

Heating Responsibility Tenant

Hot Water Responsibility Tenant

Parking

Type of Parking Exterior

Number of Parking Spaces 8

Area

Land Surface Area 8 750 sq.ft.



FEATURES

Fenced

No

Condition of Roof

Asphalt shingles; entire roof replaced in June 2024

Concierge Agreement

N/A

Hot Water System

Independent tanks

Electrical Panels

Circuit Breakers

Environmental Report

N/A

Internet and Telecom

Yes

Condition of Doors

Good condition - Glass doors

Intercom and Doorbell

Yes - Doorbell

Condition of Windows

In good condition, circa 2014

Exterior Siding

Brick and vinyl siding

Floor Covering

Floating floors/ Ceramic

Plumbing

Copper and ABS

Condition of Balconies

Good condition - Concrete balconies | Fiberglass | Aluminum

Heating System

Electric baseboards heaters

Condition of Kitchens

Unit 303 renovated in 2025; remaining units primarily original and in good condition

Condition of Bathrooms

Unit 303 renovated in 2025; remaining units primarily original and in good condition

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$56,292	100 %	\$1,173
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$56,292		\$1,173
Vac. / Bad debt			
EGR	\$56,292		\$1,173

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Municipal Taxes	Current	\$5,698	10.1 %	\$1,425
School Taxes	Current	\$487	0.9 %	\$122
Insurance	Current	\$3,338	5.9 %	\$835
Electricity				
Heating				
Snow Removal	Current	\$931	1.7 %	\$233
Lawn	Estimated	\$300	0.5 %	\$75
Total Expenses		\$10,754	19.1 %	\$2,689
Net Revenue		\$45,538		\$11,385



