

2997-2999 MANCE SAINT-HUBERT

2 UNITS

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Semi-detached

BUILDING CATEGORY

2 Units

**PROPERTY
DESCRIPTION**

This duplex was built in 2020 and is located just steps away from Charles-Le Moyne Hospital. The spacious main unit is VACANT, spans two levels—the ground floor and the basement—and features four bedrooms, two bathrooms, and two living rooms. The kitchens are contemporary and open-concept. The upper unit includes three bedrooms and is filled with natural light.

HIGHLIGHTS

- ✓ VACANT main unit
- ✓ 2020 Construction
- ✓ A stone's throw from Charles-Le Moyne Hospital

ASKING PRICE :
\$899,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Construction 2020

ADDITIONAL INFORMATION

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

There is a shed in the backyard containing four storage spaces used by the tenants of the building and the tenants of the neighboring building.

Responsibility for appliances

To be verified

Number of units

2



Number of Parking Spaces

2

Hot Water System

Independent tanks

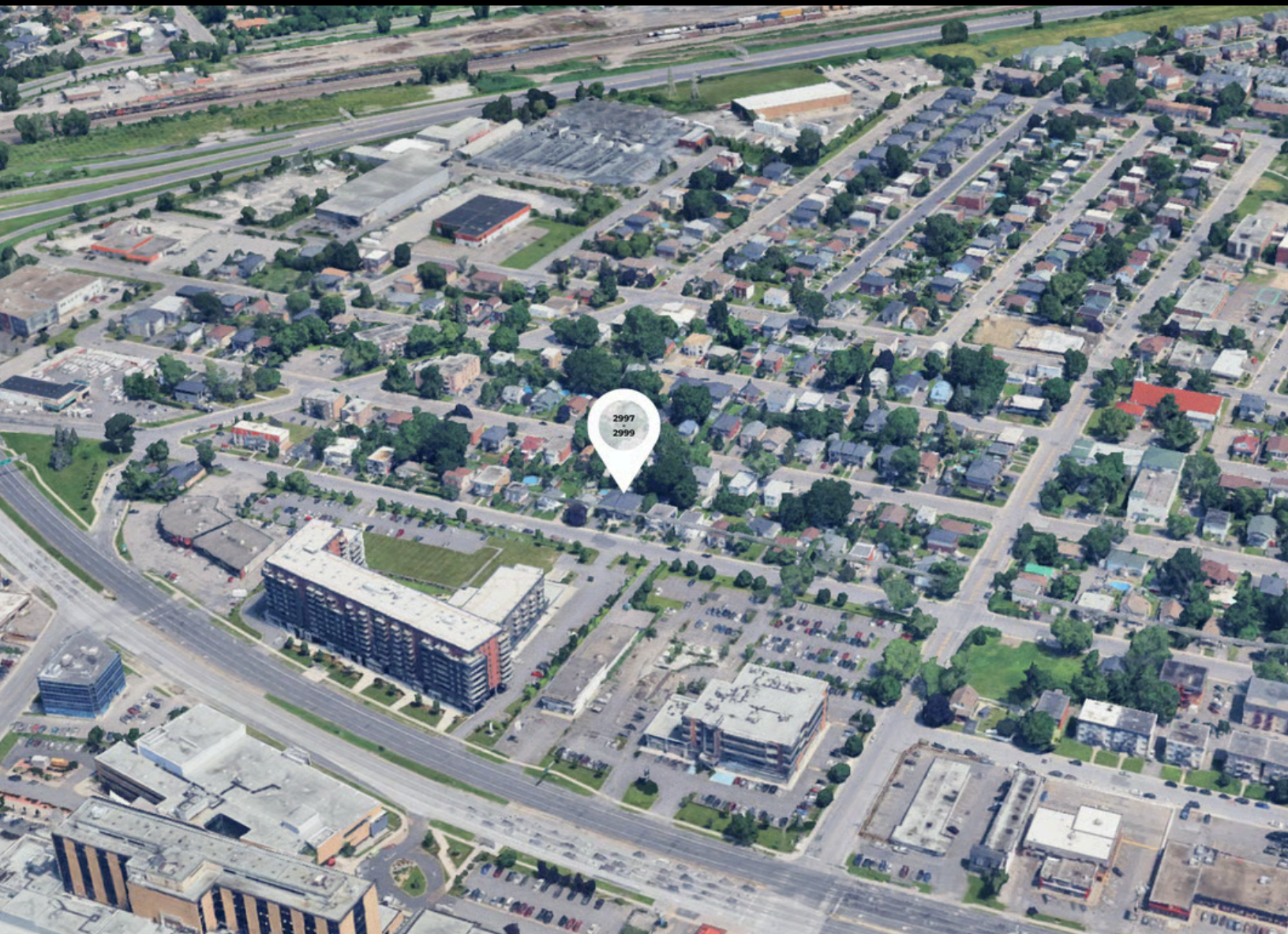


Heating System

Electric baseboards



2997-2999 Mance, Saint-Hubert



BUILDING DESCRIPTION

General Information

Cadastral number 6 338 656

Total Municipal Assessment

Total Municipal Assessment 1 009 900 \$

Municipal Land Assessment 158 500 \$

Municipal Building Assessment 851 400 \$

Construction

Number of Storeys 2

Type of Building Semi-detached

Type of Construction Wood and brick

Year of Construction 2020

Features

Plumbing 2020

Condition of Roof To be verified

Condition of Doors 2020

Condition of Balconies 2020

Condition of Windows 2020

Condition of Kitchens 2020

Electrical Panels Circuit breakers

Exterior Siding Various

Condition of Bathrooms 2020

Floor Covering Various

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room N/A

Number of Units 1 x 7 ½ + 1 x 5½

Washer/Dryer Inlet Yes, in each unit

Appliance Responsibility To be verified

Heating Responsibility Tenant

Hot Water Responsibility Tenant

Parking

Type of Parking Outdoor

Number of Parking Spaces 2

Area

Land Surface Area 3 412 pi²



FEATURES

Fenced

To be verified

Condition of Doors

2020

Intercom and Doorbell

Doorbells

Condition of Windows

2020

Exterior Siding

Various

Floor Covering

Various

Plumbing

2020

Condition of Balconies

2020

Heating System

Electric baseboards

Condition of Kitchens

2020

Condition of Bathrooms

2020

Condition of Roof

To be verified

Concierge Agreement

No

Hot Water System

Independent tanks

Electrical Panels

Circuit breakers

Environmental Report

None

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$50,616	100 %	\$2,109
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$50,616		\$2,109
Vac. / Bad debt			
EGR	\$50,616		\$2,109

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Municipal Taxes	Current	\$6,560	13 %	\$3,280
School Taxes	Current	\$684	1.4 %	\$342
Insurance	Current	\$4,171	8.2 %	\$2,086
Electricity				
Heating				
Snow Removal	Current	\$598	1.2 %	\$299
Lawn	Current	\$2,052	4.1 %	\$1,026
Total Expenses		\$14,065	27.8 %	\$7,033
Net Revenue		\$36,551		\$18,275





