

309-313 SALETTE SAINT-JÉRÔME

3 UNITS

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

3 Units

PROPERTY DESCRIPTION

Detached residential triplex built in 1989, offering three spacious 4½ units. The two-storey property features wood-frame construction with a brick and vinyl exterior and sits on a generous 8,829 sq. ft. lot. Private outdoor parking adds to the property's convenience and appeal for tenants.

HIGHLIGHTS

Well-maintained triplex featuring three 4½ units. Recent improvements include a new roof completed in June 2024, new front doors installed in 2024, and a portion of the windows replaced around 2014. Heating and hot water are paid directly by the tenants, helping to keep operating expenses to a minimum.

ASKING PRICE :
\$755,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

The property has benefited from several recent improvements, including a new roof completed in June 2024 and new front doors installed in 2024. A portion of the windows was replaced around 2014. The kitchens and bathrooms are well maintained and remain in good condition, featuring their original cabinetry.

ADDITIONAL INFORMATION

The property is located on lot 3,239,699, within zone RMFD-304. Triplex residential use (H3) is permitted.

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

Responsibility for appliances

Tenant

Number of units

3



Number of Parking Spaces

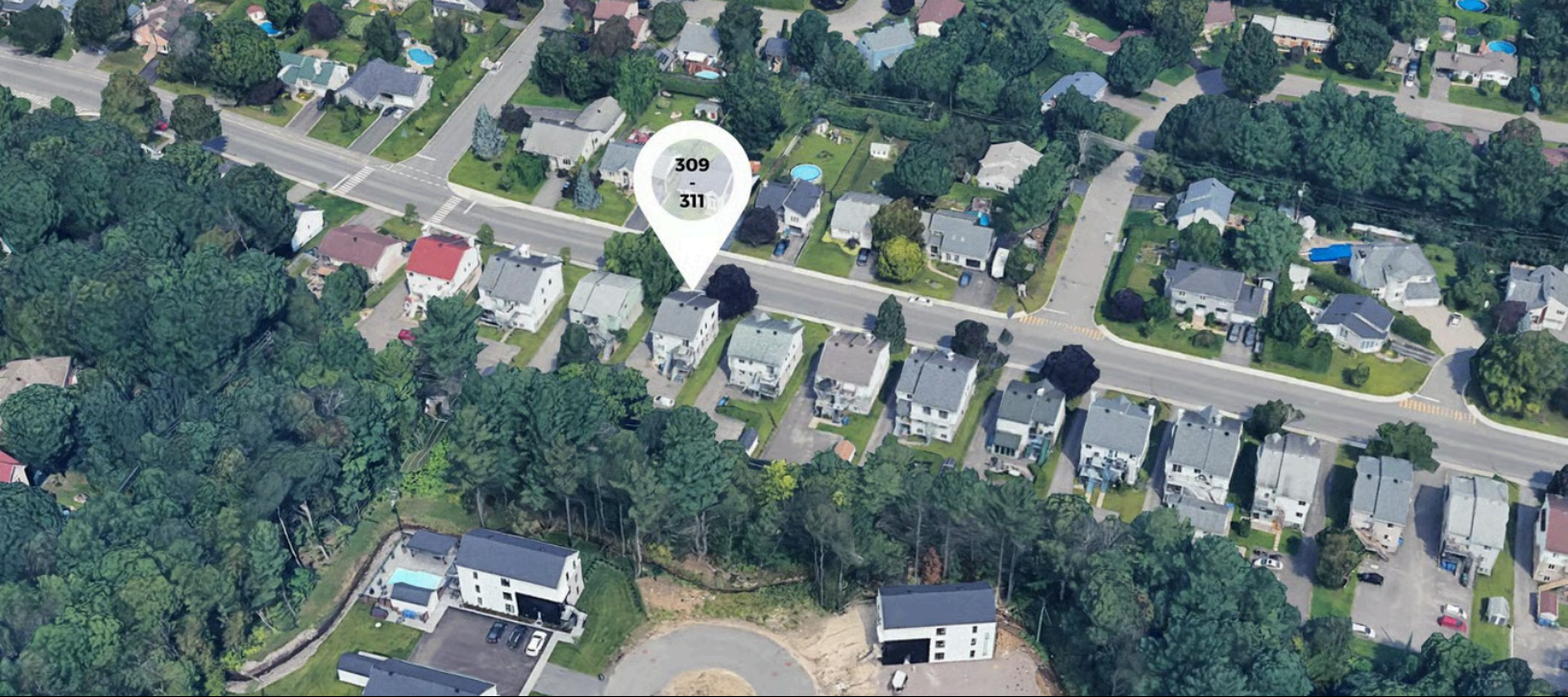
Hot Water System

Individual hot water tanks

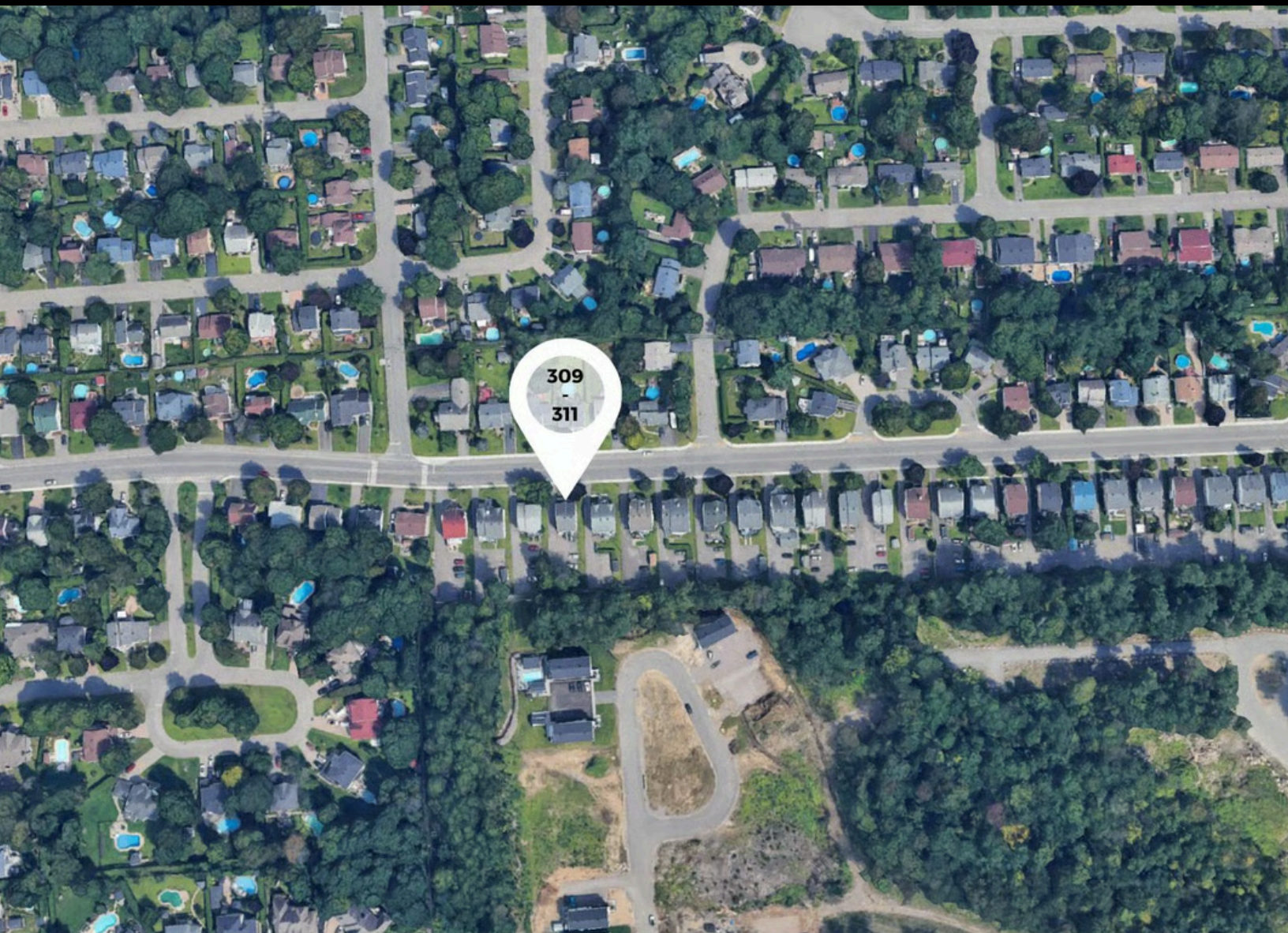


Heating System

Electric baseboard heating



309-313 Salette, Saint-Jérôme



BUILDING DESCRIPTION

General Information

Cadastral number 3 239 699

Total Municipal Assessment

Total Municipal Assessment 591 100 \$

Municipal Land Assessment 189 200 \$

Municipal Building Assessment 401 900 \$

Construction

Number of Storeys 2

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1989

Features

Plumbing PEX/ABS

Condition of Roof Entire roof replaced in 2024 -asphalt shingles

Condition of Doors Good condition - Front doors replaced in 2024

Condition of Balconies Good condition

Condition of Windows Ok condition - Several were replaced around 2014

Condition of Kitchens Good condition with original cabinetry

Electrical Panels Circuit breakers

Exterior Siding Brick and vinyl siding

Condition of Bathrooms Good condition with original cabinetry

Floor Covering Floating floors/ Ceramic

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room N/A

Number of Rooms 12

Number of Units 3 x 4.5

Washer/Dryer Inlet Yes- In each unit

Appliance Responsibility Tenant

Heating Responsibility Tenant

Hot Water Responsibility Tenant

Parking

Type of Parking Outdoor parking

Area

Land Surface Area 8 830 sq.ft



FEATURES

Fenced

N/A

Condition of Roof

Entire roof replaced in 2024 - asphalt shingles

Concierge Agreement

N/A

Hot Water System

Individual hot water tanks

Electrical Panels

Circuit breakers

Environmental Report

N/A

Internet and Telecom

Yes

Condition of Doors

Good condition - Front doors replaced in 2024

Intercom and Doorbell

Yes - Doorbell

Condition of Windows

Ok condition - Several were replaced around 2014

Exterior Siding

Brick and vinyl siding

Floor Covering

Floating floors/ Ceramic

Plumbing

PEX/ABS

Condition of Balconies

Good condition

Heating System

Electric baseboard heating

Condition of Kitchens

Good condition with original cabinetry

Condition of Bathrooms

Good condition with original cabinetry

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$34,632	100 %	\$962
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$34,632		\$962
Vac. / Bad debt			
EGR	\$34,632		\$962

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Municipal Taxes	Current	\$4,672	13.5 %	\$1,557
School Taxes	Current	\$411	1.2 %	\$137
Insurance	Current	\$3,021	8.7 %	\$1,007
Electricity				
Heating				
Snow Removal	Current	\$804	2.3 %	\$268
Lawn	Estimated	\$300	0.9 %	\$100
Total Expenses		\$9,208	26.6 %	\$3,069
Net Revenue		\$25,424		\$8,475





