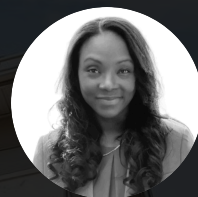


3212 - 3216 BERTHELOT TROIS-RIVIÈRES

3 UNITS

PMML

FOR SALE



Marie-Hélène

Moussongui

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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

3 Units

**PROPERTY
DESCRIPTION**

Great investment opportunity in Trois-Rivières. Triplex with three units (1 × 6½, 1 × 5½, 1 × 4½) located on Berthelot Street, in the Carmel sector of Trois-Rivières. Detached two-story building, brick and wood structure, vinyl siding, offering four outdoor parking spaces. Each unit has its own washer-dryer hookup. Tenants are responsible for heating (electric baseboards), hot water (independent tanks), and their appliances.

HIGHLIGHTS

Cégep de Trois-Rivières is approximately 400 meters away (possibility of room rental) Regional university-affiliated hospital center approximately 600 meters away UQTR approximately 1 kilometer away Elementary school, high school, park, and public transit nearby.

ASKING PRICE :
\$575,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Complete roof renovation in the summer of 2025

Replacement of water heaters in 2025

Renovation of exterior staircases in the summer of 2022

Approximately 80% of the plumbing and electrical work has been redone

ADDITIONAL INFORMATION

The building is sold without legal warranty of quality, at the buyer's risk. Visits only upon accepted promise to purchase, with 24-hour notice to tenants.

Responsibility for appliances

Tenants

Number of units

3

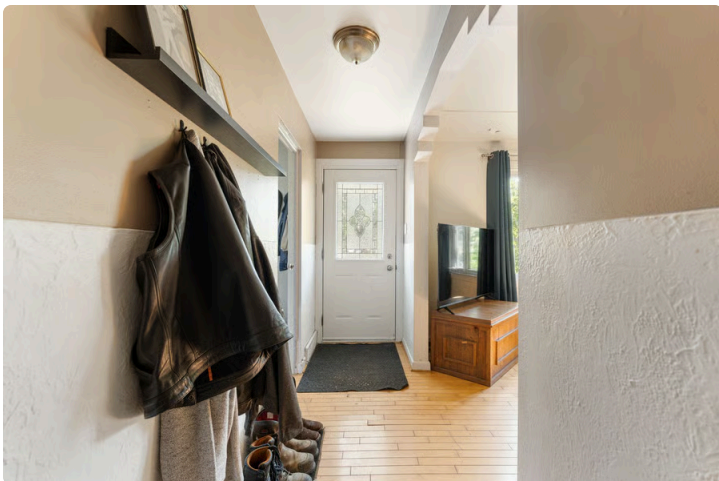


Number of Parking Spaces

4 spaces

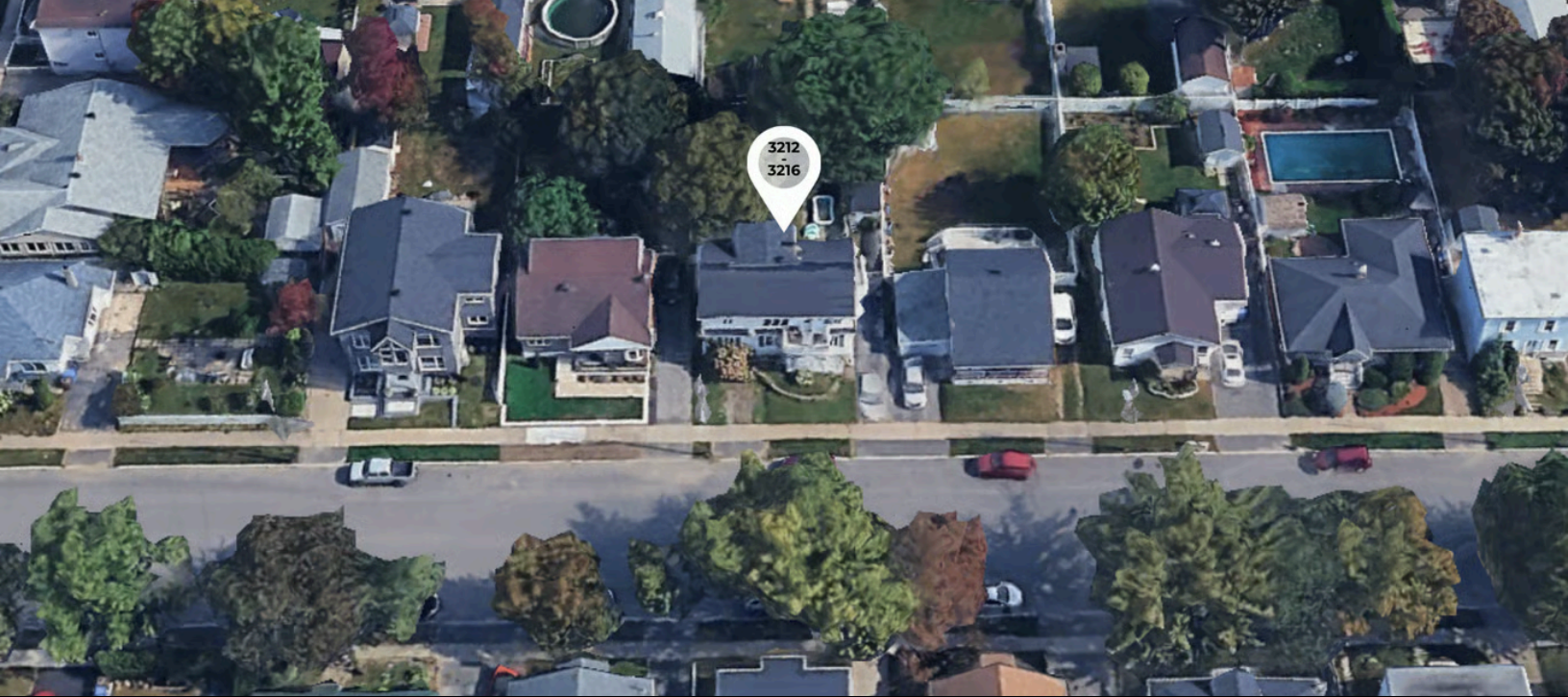
Hot Water System

Independent tanks

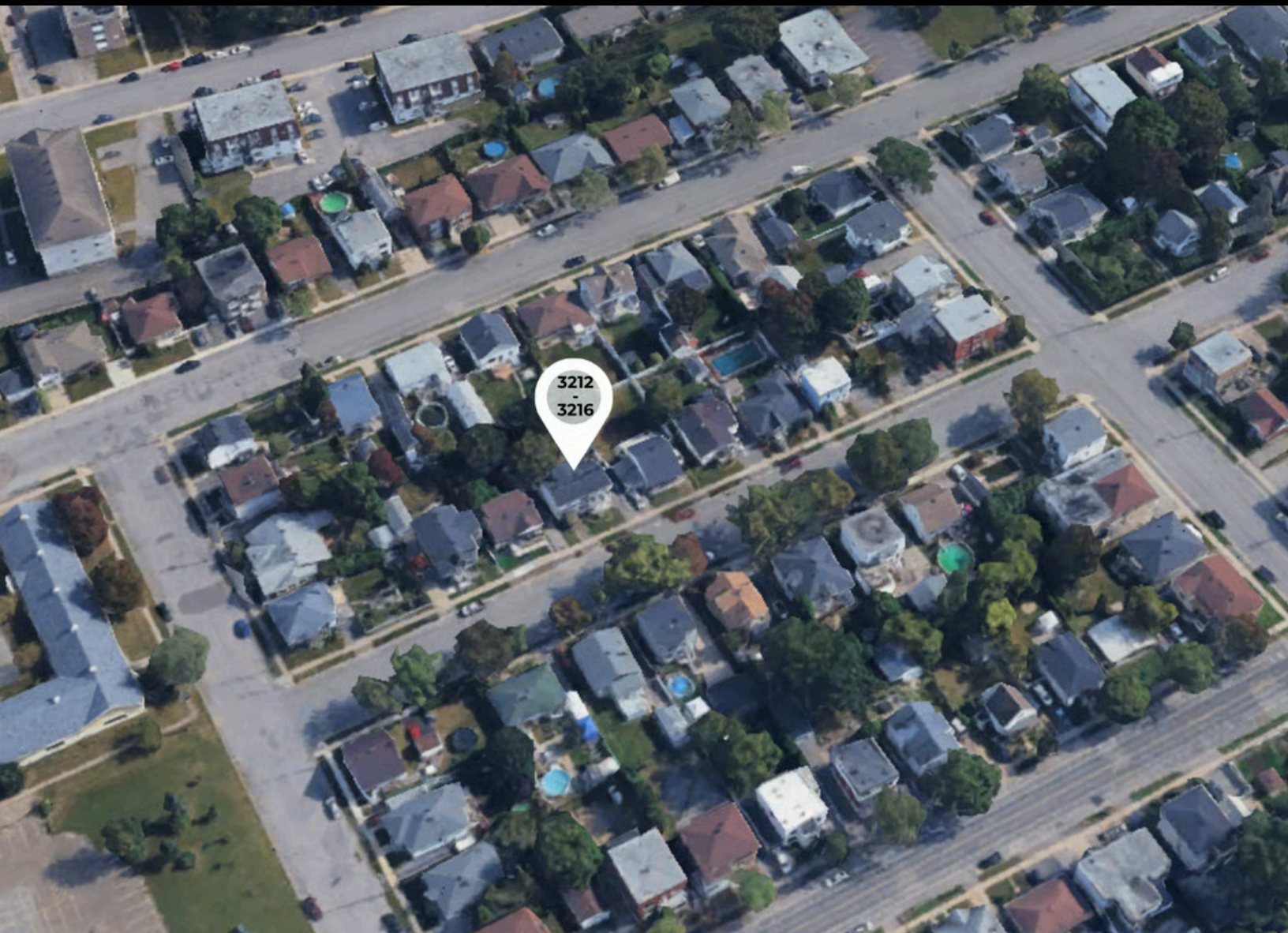


Heating System

Electric baseboards



3212 - 3216 Berthelot, Trois-Rivières



BUILDING DESCRIPTION

General Information

Cadastral number 1 537 243

Total Municipal Assessment

Total Municipal Assessment 353 600 \$

Municipal Land Assessment 65 200 \$

Municipal Building Assessment 288 400 \$

Construction

Number of Storeys 2

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1953

Foundation: Concrete blocksTopography: Flat

Features

Plumbing Renovated

Condition of Roof Asphalt shingles,
Elastomeric membrane

Condition of Doors Good condition

Condition of Balconies Good condition

Condition of Windows PVC

Condition of Kitchens Functional

Electrical Panels Circuit breakers

Exterior Siding Vinyl

Condition of Bathrooms Functional

Floor Covering Renovated in some units

Electromechanical System

Fire System To be verified

Building type

Laundry Room N/A

Number of Rooms 15

Number of Units 1 x 6.5 + 1 x 5.5 + 1 x 4.5

Washer/Dryer Inlet Yes, in each unit

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

Proximity: Cégep, Elementary school, High school, Hospital, Park, Public transit, University The basement is rented by rooms Lease renewal: for rooms it's every 6 months, and for the other two units it's renewed for 2027

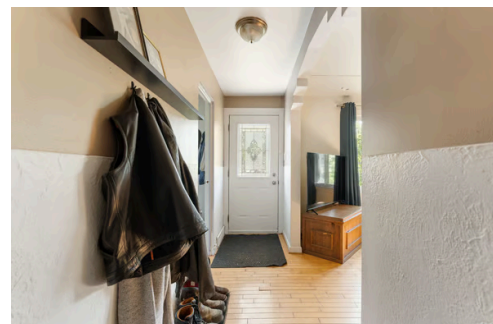
Parking

Type of Parking Outdoor

Number of Parking Spaces 4 spaces

Area

Land Surface Area 5 200 sq. ft.



FEATURES

Fenced

At the back

Condition of Roof

Asphalt shingles, Elastomeric membrane

Concierge Agreement

No

Hot Water System

Independent tanks

Electrical Panels

Circuit breakers

Environmental Report

N/A

Internet and Telecom

N/A

Condition of Doors

Good condition

Intercom and Doorbell

No

Condition of Windows

PVC

Exterior Siding

Vinyl

Floor Covering

Renovated in some units

Plumbing

Renovated

Condition of Balconies

Good condition

Heating System

Electric baseboards

Condition of Kitchens

Functional

Condition of Bathrooms

Functional

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$32,916	100 %	\$914
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$32,916		\$914
Vac. / Bad debt			
EGR	\$32,916		\$914

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Municipal Taxes	Estimated	\$4,300	13.1 %	\$1,433
School Taxes	Current	\$225	0.7 %	\$75
Insurance	Current	\$1,360	4.1 %	\$453
Electricity	Current	\$378	1.1 %	\$126
Heating				
Snow Removal	Current	\$500	1.5 %	\$167
Lawn				
Total Expenses		\$6,763	20.5 %	\$2,254
Net Revenue		\$26,153		\$8,718





