

**3286 - 3290 MACKAY
SAINT-HUBERT**

3 UNITS

PMML

FOR SALE



Justin Picard

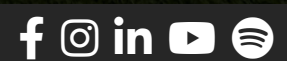
Real Estate Agent

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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

3 Units

PROPERTY DESCRIPTION

Detached triplex offering excellent rental income in a sought-after area of Saint-Hubert. The building comprises three well-maintained units, each with a private outdoor terrace. Tenants also benefit from ample parking. An ideal opportunity for an investor seeking a stable, functional, and easy-to-manage property.

HIGHLIGHTS

- ✓ Triplex generating \$53,976 in annual income
- ✓ 3 well-maintained units
- ✓ 2 detached garages and two storage spaces
- ✓ 7 parking spaces
- ✓ Recently re-exterior siding
- ✓ Renovated kitchens
- ✓ Heating and hot water at tenants' expense
- ✓ Detached building

ASKING PRICE :
\$899,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Exterior siding recently replaced

Elastomeric membrane roof (approximately 8 years old)

Renovated kitchens

One bathroom completely renovated

Fiberglass balconies

Ongoing window maintenance and general building improvements

ADDITIONAL INFORMATION

The units have washer and dryer hookups. Two of the three units are equipped with a wall-mounted heat pump. Tenants are responsible for their own heating and hot water costs, helping to keep operating expenses down. The 4,865 sq ft lot offers excellent outdoor space and high tenant occupancy potential.

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

Responsibility for appliances

Tenant and owner (see other information)

Number of units

3



Number of Parking Spaces

7 s

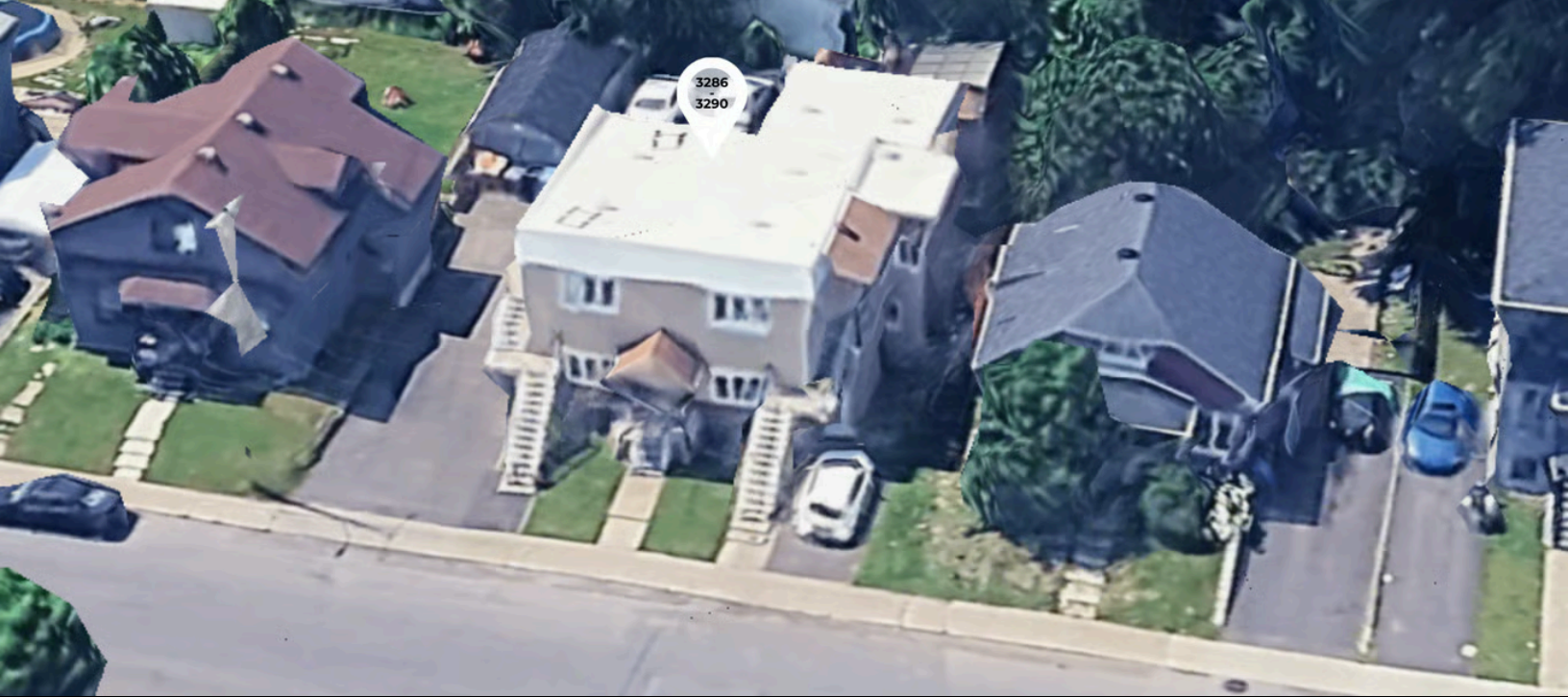
Hot Water System

Independent tanks

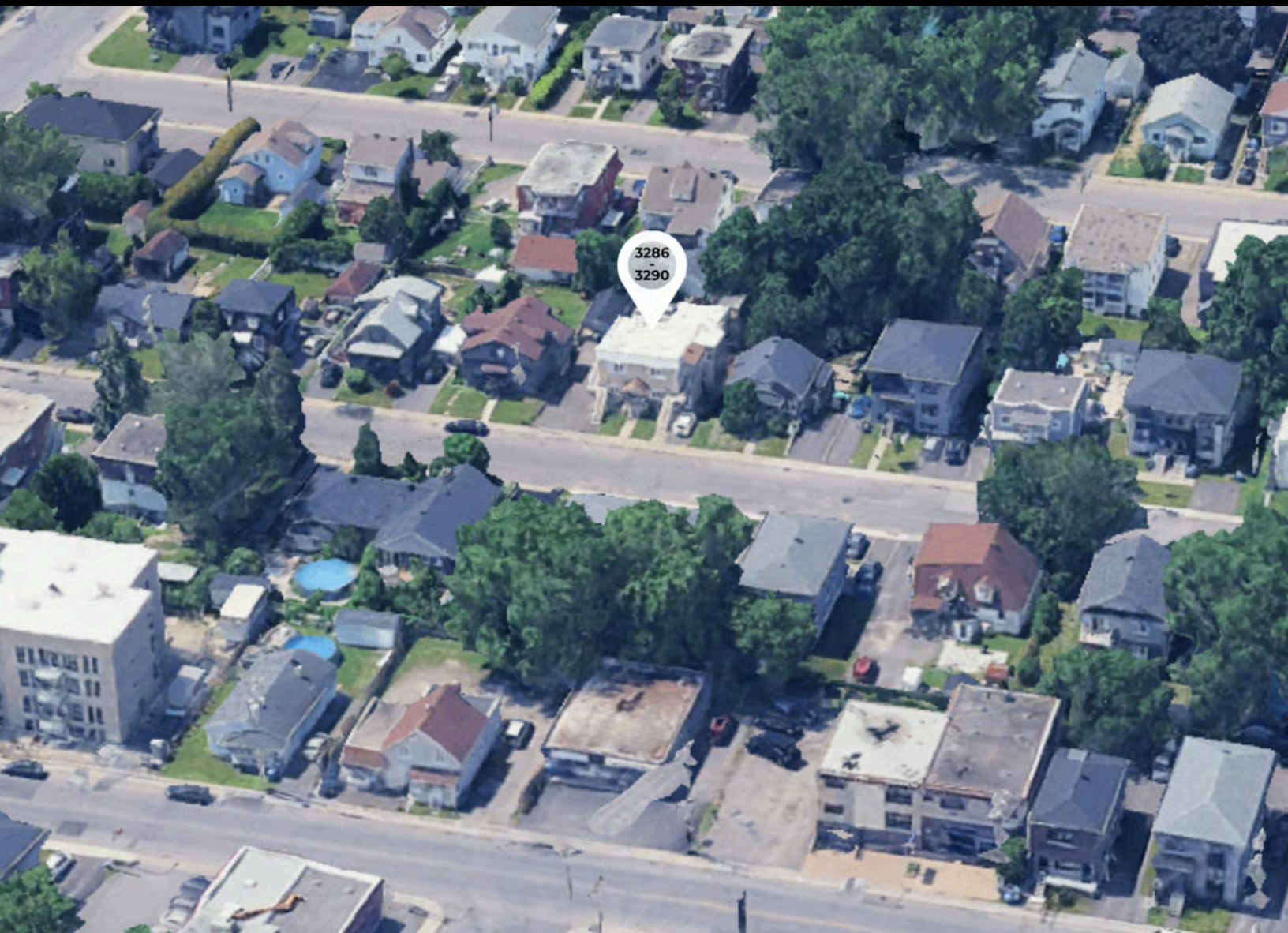


Heating System

Electric baseboards



3286 - 3290 Mackay, Saint-Hubert



BUILDING DESCRIPTION

General Information

Cadastral number 2796724

Total Municipal Assessment

Total Municipal Assessment 741 700 \$

Municipal Land Assessment 226 500 \$

Municipal Building Assessment 515 200 \$

Construction

Number of Storeys 2

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1947

Crawl space

Features

Plumbing ABS / Copper

Condition of Roof Elastomeric membrane (8 years)

Condition of Doors Good condition (renovated)

Condition of Balconies Fiberglass

Condition of Windows Windows in good condition

Condition of Kitchens Renovated kitchens

Electrical Panels Circuit breakers

Exterior Siding Recent exterior covering

Condition of Bathrooms Good condition (1/3 new)

Floor Covering Ceramic / hardwood

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room N/A

Number of Rooms 12

Number of Units 1 x 5.5 + 1 x 4.5 + 13 x 3.5

Appliance Responsibility Tenant and owner (see other information)

Heating Responsibility Tenant

Hot Water Responsibility Tenant

2 heat pumps in 2 of the 3 apartments

Parking

Number of Parking Spaces 7 s

Area

Land Surface Area 4 865 sq. ft.



FEATURES

Fenced

At the back

Condition of Roof

Elastomeric membrane (8 years)

Concierge Agreement

No

Hot Water System

Independent tanks

Electrical Panels

Circuit breakers

Environmental Report

N/A

Internet and Telecom

Yes

Condition of Doors

Good condition (renovated)

Intercom and Doorbell

Doorbells

Condition of Windows

Windows in good condition

Exterior Siding

Recent exterior covering

Floor Covering

Ceramic / hardwood

Plumbing

ABS / Copper

Condition of Balconies

Fiberglass

Heating System

Electric baseboards

Condition of Kitchens

Renovated kitchens

Condition of Bathrooms

Good condition (1/3 new)

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$53,976	100 %	\$1,499
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$53,976		\$1,499
Vac. / Bad debt			
EGR	\$53,976		\$1,499

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Municipal Taxes	Current	\$4,964	9.2 %	\$1,655
School Taxes	Current	\$503	0.9 %	\$168
Insurance	Current	\$3,100	5.7 %	\$1,033
Electricity				
Heating				
Snow Removal	Current	\$800	1.5 %	\$267
Lawn				
Total Expenses		\$9,367	17.4 %	\$3,122
Net Revenue		\$44,609		\$14,870









