

338 - 342 AUBRY SAINT-JÉRÔME

4 UNITS

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

4 Units

PROPERTY DESCRIPTION

Rare opportunity in Saint-Jérôme! Well-maintained quadruplex at 338-342 Aubry St. Ideal for investors or owner-occupants. Features 4 spacious 2-bedroom units (2 with basements), 4 parking spots, and outdoor storage. Easy management: energy costs paid by tenants. Prime location near Cégep, UQO, hospital, train station, and Hwy 15, ensuring high demand and great cash flow. A sound building with outstanding potential. A must-see!

HIGHLIGHTS

- ✓ Rent is \$796/month, offering strong upside potential.
- ✓ Possible mortgage assumption: Caisse Desjardins de la Rivière du Nord | Rate 3.850% | Balance as of December 31, 2025: \$211,175.11 | Term: April 29, 2027.

ASKING PRICE :
\$695,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

2022 - Installation of a French drain with a lifetime-warranted foundation membrane.

2022 - Application of a water-repellent coating to the exterior brick.

2017 - 2020 - Hot water tanks.

ADDITIONAL INFORMATION

Visits subject to an accepted offer to purchase.

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

Responsibility for appliances

Tenants

Number of units

4



Number of Parking Spaces

4

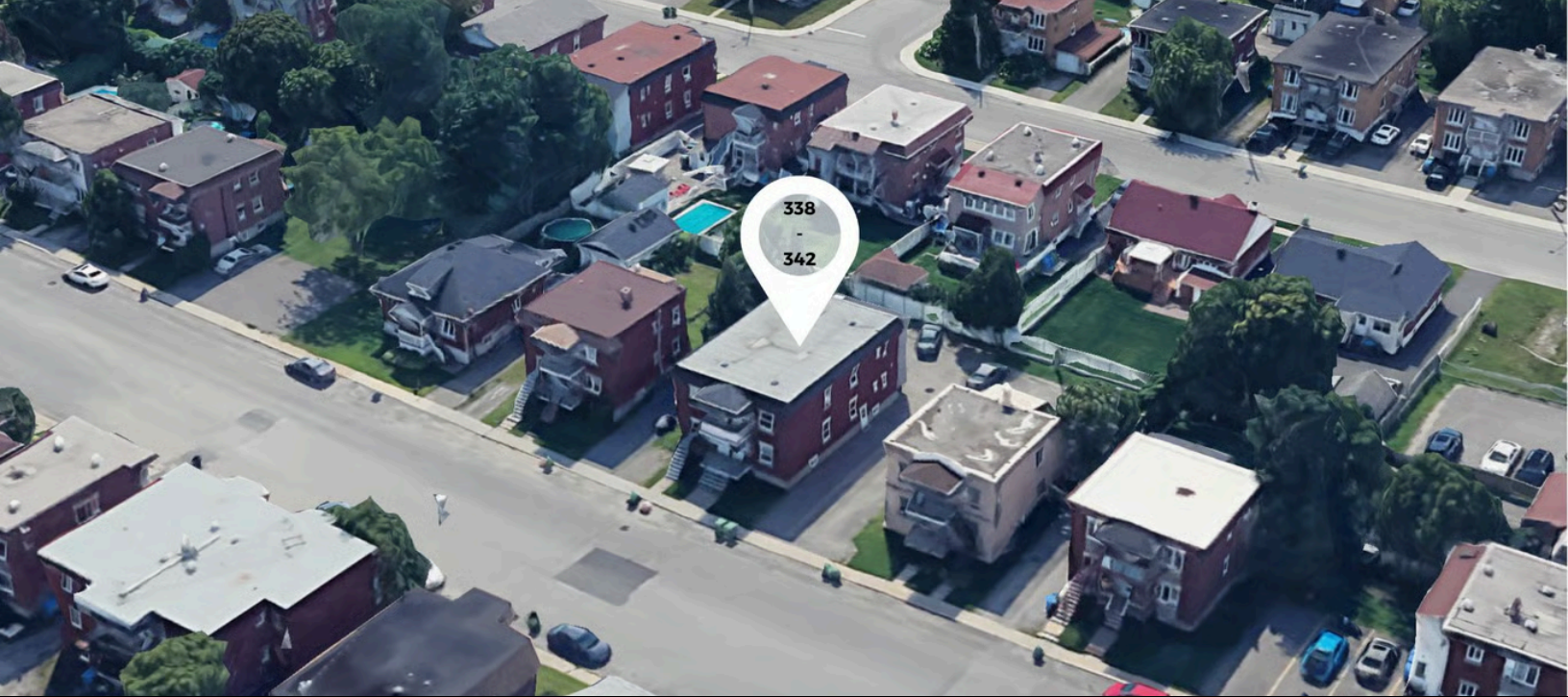
Hot Water System

Independant water tank

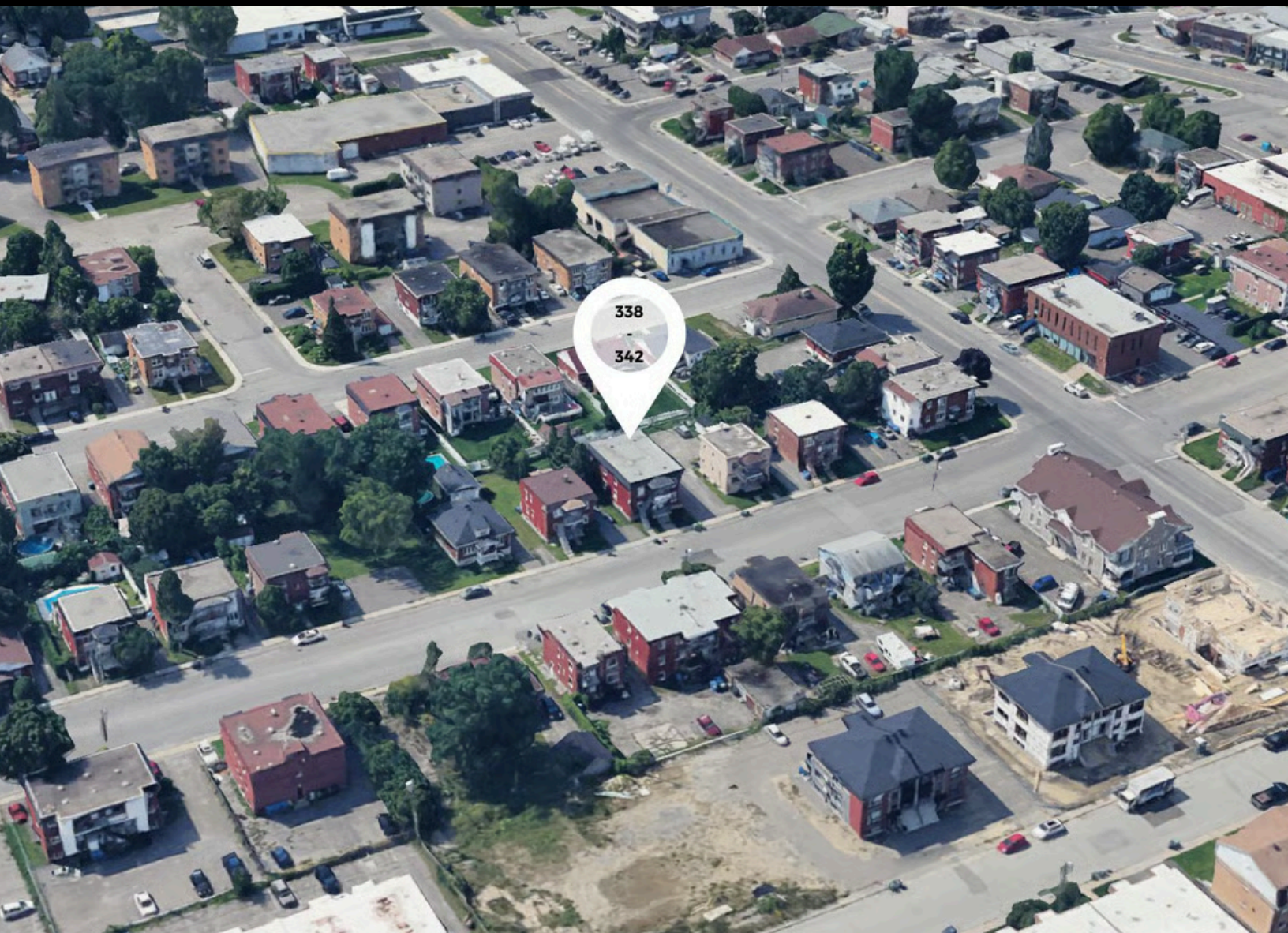


Heating System

Electric baseboards



338 - 342 Aubry, Saint-Jérôme



BUILDING DESCRIPTION

General Information

Cadastral number 2141322

Total Municipal Assessment

Total Municipal Assessment \$ 528 300

Municipal Land Assessment \$ 140 600

Municipal Building Assessment \$ 387 700

Construction

Number of Storeys 2

Type of Building Detached

Type of Construction Brick & Wood

Year of Construction 1959

Detached 2-story building with a brick exterior.

Features

Plumbing PEX

Condition of Roof Elastomeric membrane

Condition of Doors Good

Condition of Balconies Good

Condition of Windows Good

Condition of Kitchens Good

Electrical Panels Fuses

Exterior Siding Brick

Condition of Bathrooms Good

Floor Covering Hardwood floors | Ceramic & Concrete floors in the basement

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room N/A

Number of Rooms To be verified

Number of Units 4 x 4.5

Washer/Dryer Inlet Yes, in each unit

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

2 x ground level 4.5 with basement

Parking

Type of Parking Exterior

Number of Parking Spaces 4

Area

Land Surface Area 5 148 sq.ft.



FEATURES

Fenced

At the back

Condition of Roof

Elastomeric membrane

Concierge Agreement

No

Hot Water System

Independant water tank

Electrical Panels

Fuses

Environmental Report

N/A

Internet and Telecom

Yes

Condition of Doors

Good

Intercom and Doorbell

Doorbell | Private entrance

Condition of Windows

Good

Exterior Siding

Brick

Floor Covering

Hardwood floors | Ceramic & Concrete floors in the basement

Plumbing

PEX

Condition of Balconies

Good

Heating System

Electric baseboards

Condition of Kitchens

Good

Condition of Bathrooms

Good

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$38,208	100 %	\$796
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Other Revenues			
Total Revenues	\$38,208		\$796
Vac. / Bad debt			
EGR	\$38,208		\$796

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Municipal Taxes	Current	\$4,711	12.3 %	\$1,178
School Taxes	Current	\$341	0.9 %	\$85
Insurance	Current	\$1,926	5 %	\$482
Electricity				
Heating				
Snow Removal	Current	\$862	2.3 %	\$216
Lawn	Current	\$500	1.3 %	\$125
Total Expenses		\$8,340	21.8 %	\$2,085
Net Revenue		\$29,868		\$7,467



