FOR SALE

PMML

340 - 344 DES PINS | COOKSHIRE-EATON

3 UNITS





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BUILDING TYPE

Detached

BUILDING CATEGORY

3 Units

PROPERTY DESCRIPTION

Triplex built in 2024 located in a developing residential area in Cookshire-Eaton. It features three 5½ units. Modern two-story building with brick and vinyl siding, heat pumps, separate entrances, and outdoor parking. Tenants pay for heating and hot water costs. Currently one vacant unit in the middle, ideal for an owner-occupant or for selecting your own tenants.

HIGHLIGHTS

- 3 x 5½ units on each level.
- Energy costs are paid by the tenants.
- Recent construction requiring low maintenance in the short term.
- Each tenant has a space in the shed at the back.

ASKING PRICE :

$885,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

2024 Construction

ADDITIONAL INFORMATION

Sale with legal warranty of quality.

Some photos were generated using artificial intelligence.

Responsibility for appliances
Tenants

Number of units
3



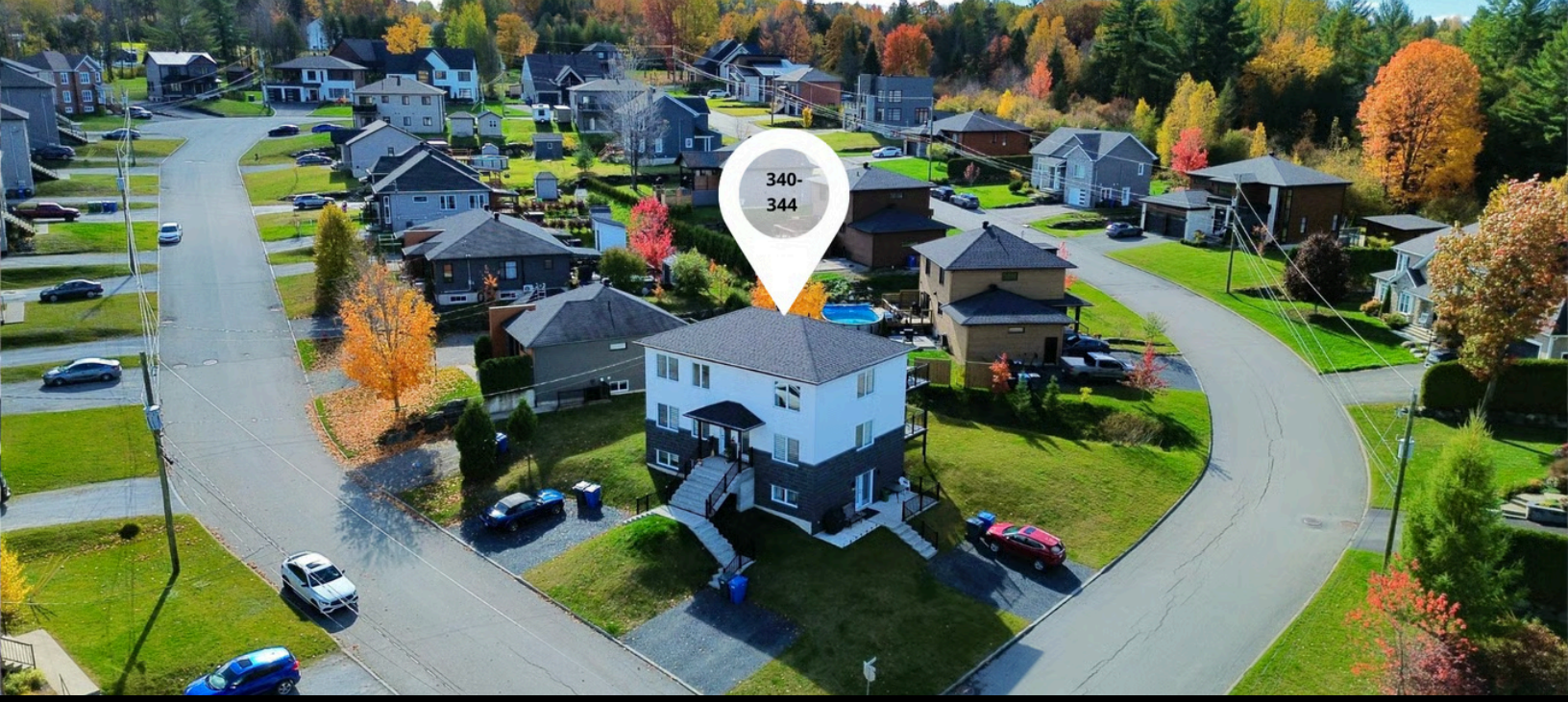
Number of Parking Spaces
6 gravel spaces

Hot Water System
Independent tanks

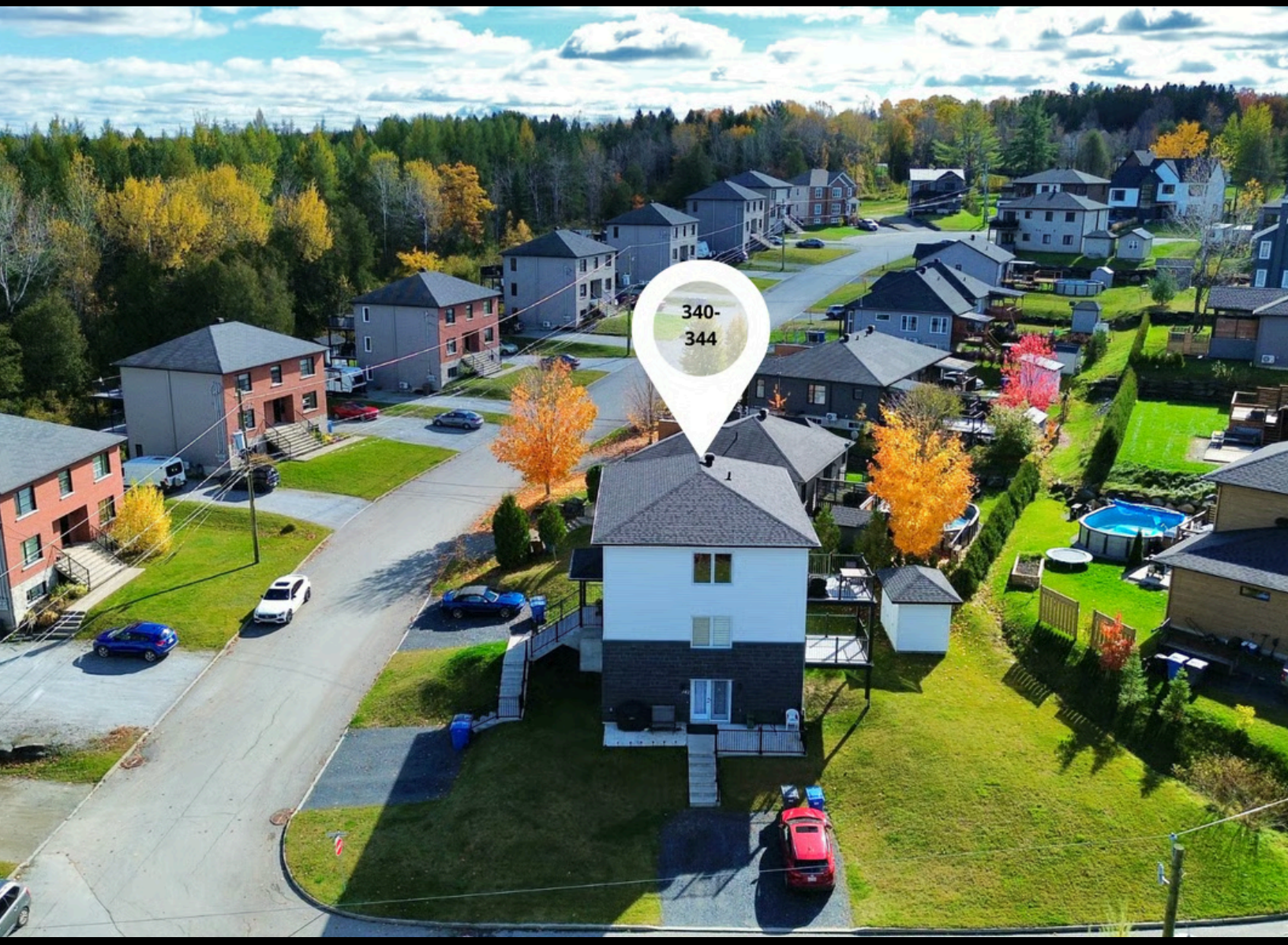




Heating System
Electric baseboards / Heat pumps



340 - 344 des Pins, Cookshire-Eaton



BUILDING DESCRIPTION

General Information

Cadastral number	4 489 079

Total Municipal Assessment

Total Municipal Assessment	$ 509 500
Municipal Land Assessment	$ 68 000
Municipal Building Assessment	$ 441 500

Construction

Number of Storeys	2
Type of Building	Detached
Type of Construction	Wood and concrete between units
Year of Construction	2024

Electromechanical System

Fire System	Smoke detectors

Building type

Laundry Room	No
Number of Rooms	15
Number of Units	3 x 5.5
Washer/Dryer Inlet	Yes
Appliance Responsibility	Tenants
Heating Responsibility	Tenants
Hot Water Responsibility	Tenants

Air exchangers

Parking

Type of Parking	Exterior
Number of Parking Spaces	6 gravel spaces

Area

Land Surface Area	8 259 sq.ft





FEATURES

Fenced

Partially

Condition of Roof

Recent / Asphalt shingles (2024)

Concierge Agreement

N/A

Hot Water System

Independent tanks

Electrical Panels

Circuit breakers

Condition of Bathrooms

Recent (2024)

Internet and Telecom

N/A

Condition of Doors

Recent (2024)

Intercom and Doorbell

Independent entrances with doorbells

Condition of Windows

Recent (2024)

Exterior Siding

Brick and vinyl

Environmental Report

N/A

Plumbing

Abs / Pex

Condition of Balconies

Fiberglass

Heating System

Electric baseboards / Heat pumps

Condition of Kitchens

Recent (2024) Melamine countertop

Distance from fire station and hydrant

Nearby

Floor Covering

Vinyl

REVENUE

	yearly	% / GR	RPU (m)
Residential	$54,000	100 %	$1,500
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	**$54,000**		**$1,500**
Vac. / Bad debt			
EGR	**$54,000**		**$1,500**

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Municipal Taxes	Actual	$5,917	11 %	$1,972
School Taxes	Actual	$314	0.6 %	$105
Insurance	Actual	$1,752	3.2 %	$584
Electricity				
Heating				
Snow Removal				
Lawn				
Total Expenses		**$7,983**	**14.8 %**	**$2,661**
Net Revenue		**$46,017**		**$15,339**











