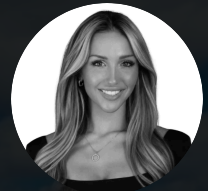


340 LEWIS O WATERLOO

4 UNITS

PMML

FOR SALE



Alyson Marceau

Team Jessika Lahaie

VP

Real Estate Broker

 450-521-6898



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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

4 Units

PROPERTY DESCRIPTION

Superb quadruplex built in 2022, ideally located near all amenities and recreational activities. The property is 100% LEASED and features 4 x 2-bedroom units, each with its own private entrance. Strategically located near Highway 10, approximately 45 minutes from both Montreal and Sherbrooke. An opportunity not to be missed!

HIGHLIGHTS

- ✓ Each unit includes outdoor storage space, an air exchanger, a wall-mounted heat pump, and a central vacuum system.
- ✓ Energy costs are the responsibility of the tenants.
- ✓ Possibility to assume the existing mortgage loan: approximate outstanding balance of \$715,353, fixed interest rate of 4.63%, monthly payments of \$3,853.64, maturity date of August 31, 2027, and 27 years remaining on the amortization.

ASKING PRICE :
\$1,080,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Construction 2022

ADDITIONAL INFORMATION

Located 350 m from Wilfrid-Léger High School and 1.1 km from l'Orée-des-Cantons Elementary School.

Responsibility for appliances

Tenants

Number of units

4



Number of Parking Spaces

9 spaces

Hot Water System

Independent tanks

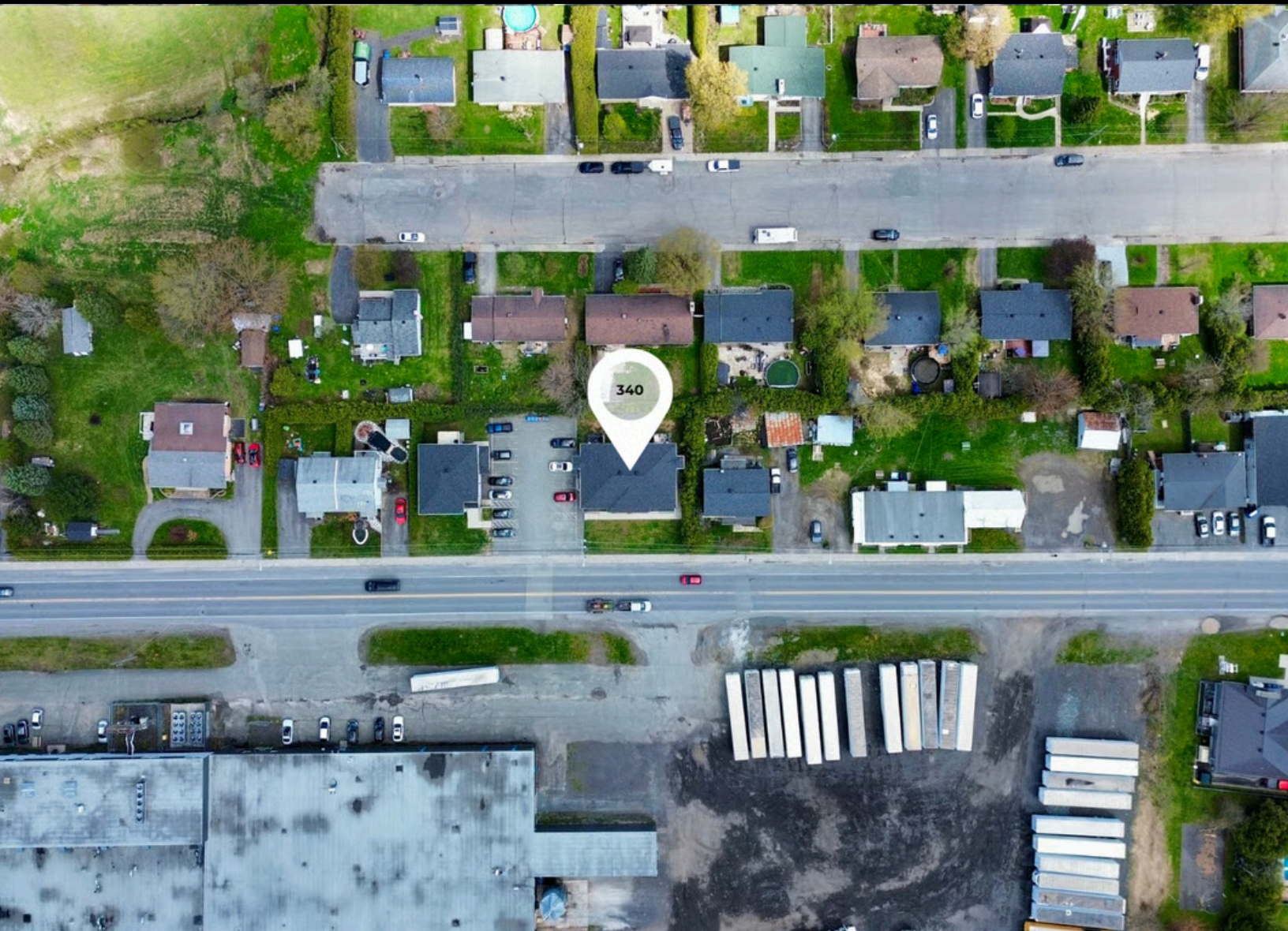


Heating System

Electric baseboard heaters and heat pumps



340 Lewis O, Waterloo



BUILDING DESCRIPTION

General Information

Cadastral number 6 421 245

Total Municipal Assessment

Total Municipal Assessment 940 800 \$

Municipal Land Assessment 102 400 \$

Municipal Building Assessment 838 400 \$

Construction

Number of Storeys 2

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 2022

Features

Plumbing Copper, ABS

Condition of Roof 2022

Condition of Doors 2022

Condition of Balconies 2022

Condition of Windows 2022

Condition of Kitchens 2022

Electrical Panels Circuit breakers

Exterior Siding Aluminum, Brick, Vinyl

Condition of Bathrooms 2022

Floor Covering Ceramic, Vinyl

Electromechanical System

Fire System Smoke alarms

Building type

Laundry Room No

Number of Rooms 16

Number of Units 4 x 4.5

Washer/Dryer Inlet Yes

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenant

Concrete slab on the ground.

Parking

Type of Parking Asphalt driveway

Number of Parking Spaces 9 spaces

Area

Land Surface Area 8 534 sq. ft.



FEATURES

Internet and Telecom

No

Condition of Doors

2022

Intercom and Doorbell

Independent entrances

Condition of Windows

2022

Exterior Siding

Aluminum, Brick, Vinyl

Floor Covering

Ceramic, Vinyl

Plumbing

Copper, ABS

Condition of Balconies

2022

Heating System

Electric baseboard heaters and heat pumps

Condition of Kitchens

2022

Condition of Bathrooms

2022

Condition of Roof

2022

Concierge Agreement

N/A

Hot Water System

Independent tanks

Electrical Panels

Circuit breakers

Environmental Report

N/A

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$66,120	100 %	\$1,378
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$66,120		\$1,378
Vac. / Bad debt			
EGR	\$66,120		\$1,378

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Municipal Taxes	Current	\$8,153	12.3 %	\$2,038
School Taxes	Current	\$648	1 %	\$162
Insurance	Current	\$2,200	3.3 %	\$550
Electricity				
Heating				
Snow Removal	Current	\$250	0.4 %	\$63
Lawn	Current	\$500	0.8 %	\$125
Total Expenses		\$11,751	17.8 %	\$2,938
Net Revenue		\$54,369		\$13,592



