

**3493-3501 Fiset
SOREL-TRACY**

3 UNITS

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

3 Units

**PROPERTY
DESCRIPTION**

Detached triplex built in 1964, located at 3493-3501 rue Fiset in Sorel-Tracy. The building comprises three 5 1/2 units, distributed across the basement, ground floor, and 2nd floor. The exterior cladding is primarily masonry, with a vinyl side section. The lot includes a paved driveway as well as a detached double garage at the rear.

HIGHLIGHTS

Three large 5 1/2 units. Double garage currently excluded from the leases, offering additional income potential. Basement converted into a 5 1/2 unit, with the addition reported as approved by the City. The tenants occupying the building are tidy and take good care of their units, making this an ideal choice for an owner-occupant, especially since one unit is currently vacant.

ASKING PRICE :
\$849,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Basement completely redone, including a new electrical panel, baseboards, doors, etc.

The building envelope was redone by the previous owner (a little over 10 years ago).

ADDITIONAL INFORMATION

Detached double garage not included in leases and available for rent. Building with 4 brick walls according to landlord's information. Land of approximately 1,807.8 m² according to municipal roll. Cadastre 4 668 738. Zoning H-02-587.

The sale is made without legal warranty of quality, at the BUYER'S risk and peril.

Responsibility for appliances

Tenants

Number of units

3



Number of Parking Spaces

6

Hot Water System

Independent tanks

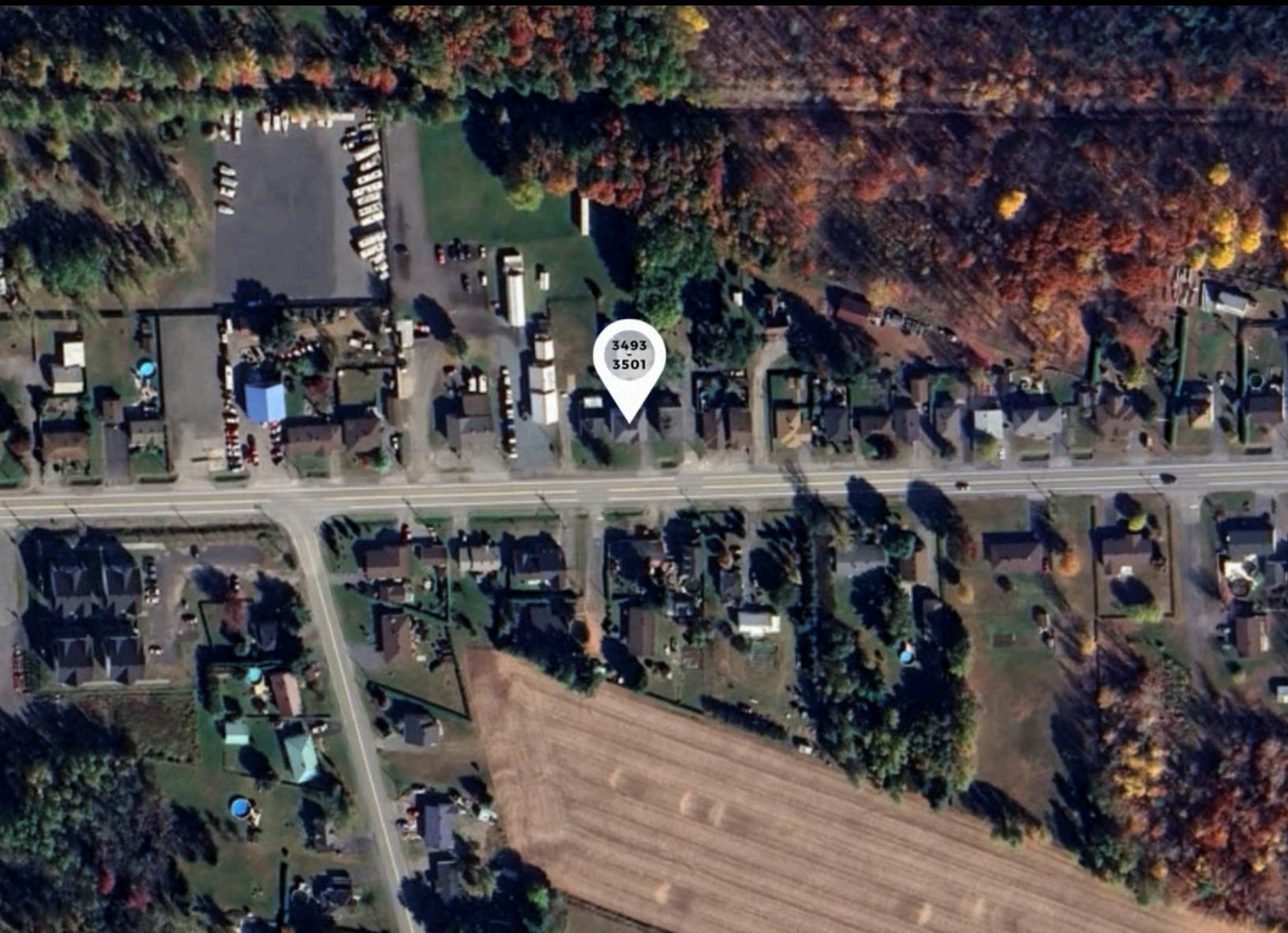


Heating System

Electric baseboards



3493-3501 Fiset, Sorel-Tracy



BUILDING DESCRIPTION

General Information

Cadastral number 4668738

Total Municipal Assessment

Total Municipal Assessment 406 800 \$

Municipal Land Assessment 98 800 \$

Municipal Building Assessment 308 000 \$

Construction

Number of Storeys 2

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1964

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room N/A

Number of Rooms 15

Number of Units 3 x 5.5

Washer/Dryer Inlet Yes, in each unit

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

New bathroom in the basement.

Parking

Type of Parking Mixed

Number of Parking Spaces 6

Area

Land Surface Area 19 460 pi²



FEATURES

Fenced

Partially

Condition of Roof

Asphalt shingles

Concierge Agreement

N/A

Hot Water System

Independent tanks

Electrical Panels

Electrical breakers

Environmental Report

N/A

Internet and Telecom

Yes

Condition of Doors

Good condition

Intercom and Doorbell

Yes

Condition of Windows

PVC windows

Exterior Siding

Stone and brick

Floor Covering

Ceramic and Laminate

Plumbing

Cope / PEX / ABS

Condition of Balconies

Concrete in good condition

Heating System

Electric baseboards

Condition of Kitchens

Good condition / Standard

Condition of Bathrooms

Good condition / 1 out of 3 renovated

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$55,740	94.9 %	\$1,548
Affordable Res.			
Commercial			
Lockers			
Parking	\$3,000	5.1 %	\$83
Laundry			
Total Revenues	\$58,740		\$1,632
Vac. / Bad debt			
EGR	\$58,740		\$1,632

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Municipal Taxes	Current	\$4,398	7.5 %	\$1,466
School Taxes	Current	\$269	0.5 %	\$90
Insurance	Current	\$1,808	3.1 %	\$603
Electricity				
Heating				
Snow Removal	Current	\$1,264	2.2 %	\$421
Lawn				
Total Expenses		\$7,739	13.2 %	\$2,580
Net Revenue		\$51,001		\$17,000











