

3611 - 3615 GIROUX SHAWINIGAN

3 UNITS

PMML

FOR SALE



Jérémy Ducasse

Real Estate Broker

📞 418-409-2071



jeremy.ducasse@pmml.ca

PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Well-located triplex in Shawinigan offering excellent investment potential. The building comprises two 5½-room units and one 4½-room unit, with numerous upgrades made over the years. One vacant unit presents a great opportunity for owner-occupancy or maximizing rental income. Electric heating at tenants' expense, 4 parking spaces, and a location close to amenities. An opportunity not to be missed!

HIGHLIGHTS

- ✓ Plusieurs améliorations au fil des années
- ✓ Logement vacant offrant potentiel d'optimisation
- ✓ Chauffage aux frais des locataires
- ✓ 4 espaces de stationnement

ASKING PRICE :
\$365,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

La tuyauterie en partie (Pex)

Au sous-sol; vanité de salle de bain et toilette

Au rez-de-chaussé: armoire neuf de cuisine, chambre de bain, toilettes et vanité de salle de bain

ADDITIONAL INFORMATION

New certificate of location to be issued.

Estate sale.

Sale without legal warranty; buyer assumes all risks.

Responsibility for appliances

Tenants

Number of units

3



Number of Parking Spaces

4 spaces

Hot Water System

Independent tanks



Heating System

Electric baseboard heaters and heat pumps



3611 - 3615 Giroux, Shawinigan



BUILDING DESCRIPTION

General Information

Cadastral number 3 718 682

Total Municipal Assessment

Total Municipal Assessment \$172 000

Municipal Land Assessment \$17 100

Municipal Building Assessment \$154 900

Construction

Number of Storeys 3

Type of Building Detached

Type of Construction Wood-frame construction

Year of Construction 1949

Features

Plumbing PEX and copper, ABS and cast iron

Condition of Roof Elastomer, 18 years old

Condition of Doors Over 25 years

Condition of Balconies Wood

Condition of Windows Over 25 years

Condition of Kitchens The kitchen on the ground floor has been renovated; the other rooms are well-maintained and in good condition

Electrical Panels Panel, Fuse Panel

Exterior Siding Vinyl

Condition of Bathrooms The bathroom on the ground floor has been renovated; the others are in good condition

Floor Covering Floating, vinyl

Electromechanical System

Fire System 2 new detectors per unit

Building type

Laundry Room N/A

Number of Rooms 14

Number of Units 3

Washer/Dryer Inlet Yes, in each unit

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

Parking

Type of Parking Exterior

Number of Parking Spaces 4 spaces

Area

Land Surface Area To be verified (new certificate coming soon)



FEATURES

Internet and Telecom

Yes

Condition of Doors

Over 25 years

Intercom and Doorbell

No

Condition of Windows

Over 25 years

Exterior Siding

Vinyl

Floor Covering

Floating, vinyl

Plumbing

PEX and copper, ABS and cast iron

Condition of Balconies

Wood

Heating System

Electric baseboard heaters and heat pumps

Condition of Kitchens

The kitchen on the ground floor has been renovated; the other rooms are well-maintained and in good condition

Condition of Bathrooms

The bathroom on the ground floor has been renovated; the others are in good condition

Condition of Roof

Elastomer, 18 years old

Concierge Agreement

No

Hot Water System

Independent tanks

Electrical Panels

Panel, Fuse Panel

Environmental Report

N/A

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$23,220	100 %	\$645
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$23,220		\$645
Vac. / Bad debt			
EGR	\$23,220		\$645

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Municipal Taxes	Current	\$4,124	17.8 %	\$1,375
School Taxes	Current	\$94	0.4 %	\$31
Insurance	Estimated	\$1,988	8.6 %	\$663
Electricity				
Heating				
Snow Removal				
Lawn				
CHMC: Other Costs	Normalised	\$232	1 %	\$77
Total Expenses		\$6,438	27.7 %	\$2,146
Net Revenue		\$16,782		\$5,594







