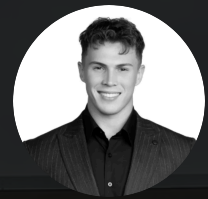


**361-367 COLLIN**  
**\*SAINT-JEAN-SUR-RICHELIEU**

4 UNITS

**PMML**

**FOR SALE**



**Justin Picard**

Real Estate Agent

📞 514-794-3234

✉️ [justin.picard@pmml.ca](mailto:justin.picard@pmml.ca)



**PMML.CA**



## BUILDING TYPE

Detached

## BUILDING CATEGORY

4 Units

## PROPERTY DESCRIPTION

This fourplex represents a prime investment opportunity in Saint-Jean-sur-Richelieu. Spread over two floors, the units benefit from a functional layout highly sought after by tenants. Offering recurring income and an attractive residential mix, the building is a valuable addition for any investor looking to expand their real estate portfolio. Its structure and layout make it a sustainable asset, well-suited to a long-term holding strategy.

## HIGHLIGHTS

- ✓ Near Saint-Jacques Street, Saint-Joseph Boulevard, and Séminaire Boulevard
- ✓ Quick access to Routes 104 and 223, as well as Highway 35
- ✓ Walking distance to numerous shops, restaurants, schools, parks, and services
- ✓ Sought-after rental area with strong residential demand
- ✓ Stable income and long-term appreciation potential
- ✓ Fenced backyard

ASKING PRICE :  
**\$700,000**

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## ADDITIONAL INFORMATION

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Brick and vinyl exterior siding

Fenced backyard

Washer and dryer hookups in each unit

Electric heating

Individual hot water tanks

Central location close to services and public transportation

According to the City's property assessment roll, the property is listed as a 3-unit building, not a 4-unit building.

The sale is made without legal warranty of quality, at the buyer's risk.



## Responsibility for appliances

Tenant

## Number of units

4



## Number of Parking Spaces

0

## Hot Water System

Independent tanks



## Heating System

Electric baseboards





361-367 Collin, \*Saint-Jean-sur-Richelieu





# BUILDING DESCRIPTION

## General Information

Cadastral number 4 258 484

## Total Municipal Assessment

Total Municipal Assessment 318 500 \$

Municipal Land Assessment 124 900 \$

Municipal Building Assessment 318 500 \$

## Construction

Number of Storeys 2

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1925

## Features

Plumbing ABS

Condition of Roof Standard / elastomer membrane

Condition of Doors Standard

Condition of Balconies Wooden / Standard

Condition of Windows Standard / A few to change

Condition of Kitchens Standard / Good condition

Electrical Panels Circuit breakers

Exterior Siding Vinyl and brick

Condition of Bathrooms Standard

Floor Covering Ceramic and vinyl

## Electromechanical System

Fire System Smoke detectors

## Building type

Laundry Room N/A

Number of Rooms 16

Number of Units 4 x 4.5

Washer/Dryer Inlet Yes

Appliance Responsibility Tenant

Heating Responsibility Tenant

Hot Water Responsibility Tenant

## Parking

Type of Parking Extérieur

Number of Parking Spaces 0

## Area

Land Surface Area 3 500 sq. ft.



## FEATURES

### **Fenced**

Yes (backyard)

### **Condition of Roof**

Standard / elastomer membrane

### **Concierge Agreement**

Management team in place

### **Hot Water System**

Independent tanks

### **Electrical Panels**

Circuit breakers

### **Environmental Report**

N/A

### **Internet and Telecom**

Internet

### **Condition of Doors**

Standard

### **Intercom and Doorbell**

No

### **Condition of Windows**

Standard / A few to change

### **Exterior Siding**

Vinyl and brick

### **Floor Covering**

Ceramic and vinyl

### **Plumbing**

ABS

### **Condition of Balconies**

Wooden / Standard

### **Heating System**

Electric baseboards

### **Condition of Kitchens**

Standard / Good condition

### **Condition of Bathrooms**

Standard



## REVENUE

|                       | yearly          | % / GR | RPU (m)        |
|-----------------------|-----------------|--------|----------------|
| Residential           | \$52,476        | 100 %  | \$1,093        |
| Affordable Res.       |                 |        |                |
| Commercial            |                 |        |                |
| Lockers               |                 |        |                |
| Parking               |                 |        |                |
| Laundry               |                 |        |                |
| <b>Total Revenues</b> | <b>\$52,476</b> |        | <b>\$1,093</b> |
| Vac. / Bad debt       |                 |        |                |
| <b>EGR</b>            | <b>\$52,476</b> |        | <b>\$1,093</b> |

## EXPENSES

|                       | Calc.   | yearly          | % OF EGR      | CPU (y)         |
|-----------------------|---------|-----------------|---------------|-----------------|
| Municipal Taxes       | Current | \$4,279         | 8.2 %         | \$1,070         |
| School Taxes          | Current | \$292           | 0.6 %         | \$73            |
| Insurance             | Current | \$1,995         | 3.8 %         | \$499           |
| Electricity           |         |                 |               |                 |
| Heating               |         |                 |               |                 |
| Snow Removal          |         |                 |               |                 |
| Lawn                  |         |                 |               |                 |
| <b>Total Expenses</b> |         | <b>\$6,566</b>  | <b>12.5 %</b> | <b>\$1,642</b>  |
| <b>Net Revenue</b>    |         | <b>\$45,910</b> |               | <b>\$11,478</b> |





