

3715-3725 ETHEL VERDUN

6 UNITS

PMML

FOR SALE



Fanny Rooseboom

Team Fanny Rooseboom

et Cidrik Gagné

Executive VP

Real Estate Broker

📞 514-608-1133



fanny.rooseboom@pmml.ca

PMML.CA



BUILDING TYPE

Attached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

A 6-unit building comprising 4 x 5½-bedroom units and 2 x 4½-bedroom units, ideally located 5 minutes from the Lasalle and Verdun metro stations and Verdun Hospital.

Utility costs are the tenants' responsibility. Roofs redone in 2017. Several interior renovations have been completed over the years. 3 parking spaces.

Excellent investment opportunity in a sought-after area. Most be sold with 3727-3737 Ethel.

HIGHLIGHTS

- ✓ 5 minutes from De l'Église and LaSalle subway stations
- ✓ 5 minutes from the Verdun hospital
- ✓ 100 meters from Wellington (stores and services)

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Roof replaced in 2017: \$26265

Brick work of the facade and brick work at the back of
3717 & 3719 Ethel in 2020:

\$20 870

Roof repairs in 2025: 3350\$

ADDITIONAL INFORMATION

The SELLER does not provide legal warranty of quality...(See broker for complete clause)

Responsibility for appliances

Tenants and owner, see leases

Number of units

6



Number of Parking Spaces

3

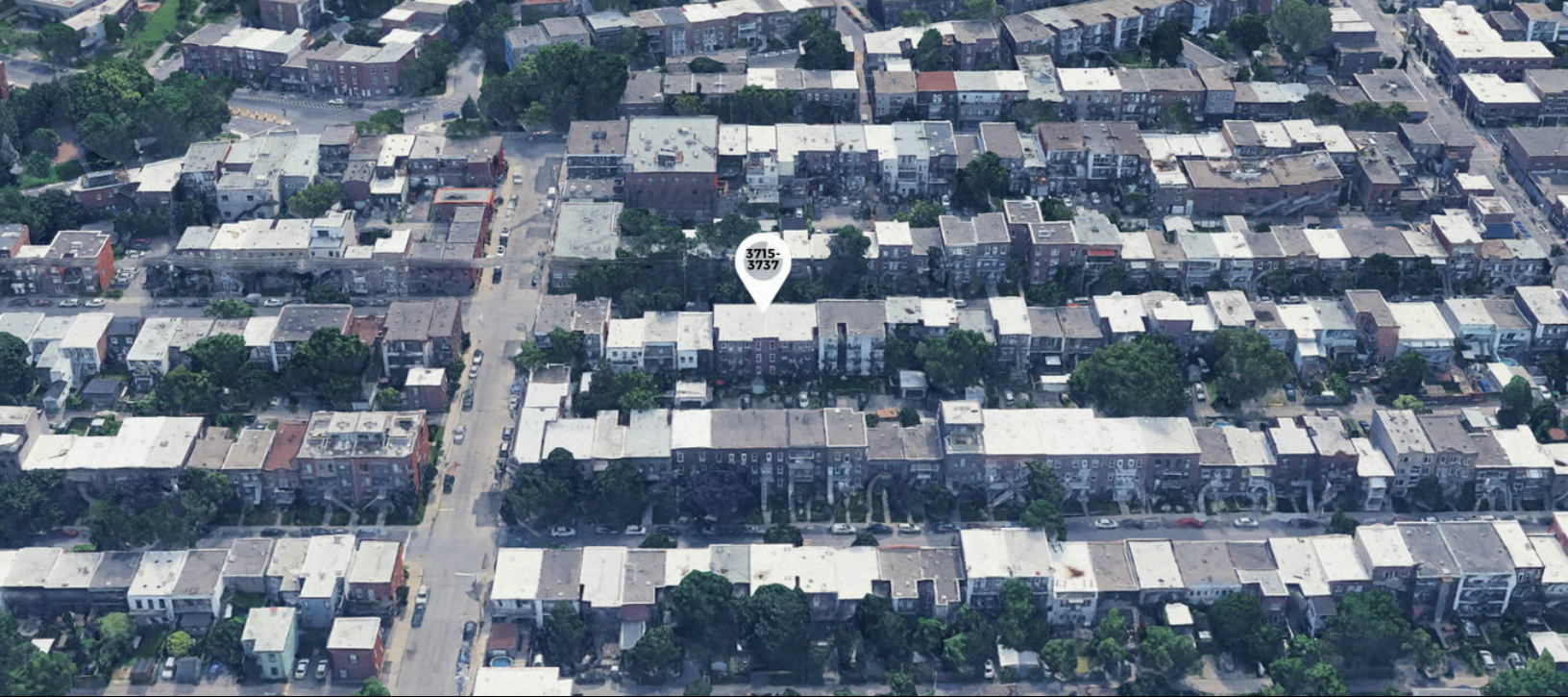
Hot Water System

Electrical hot water tanks

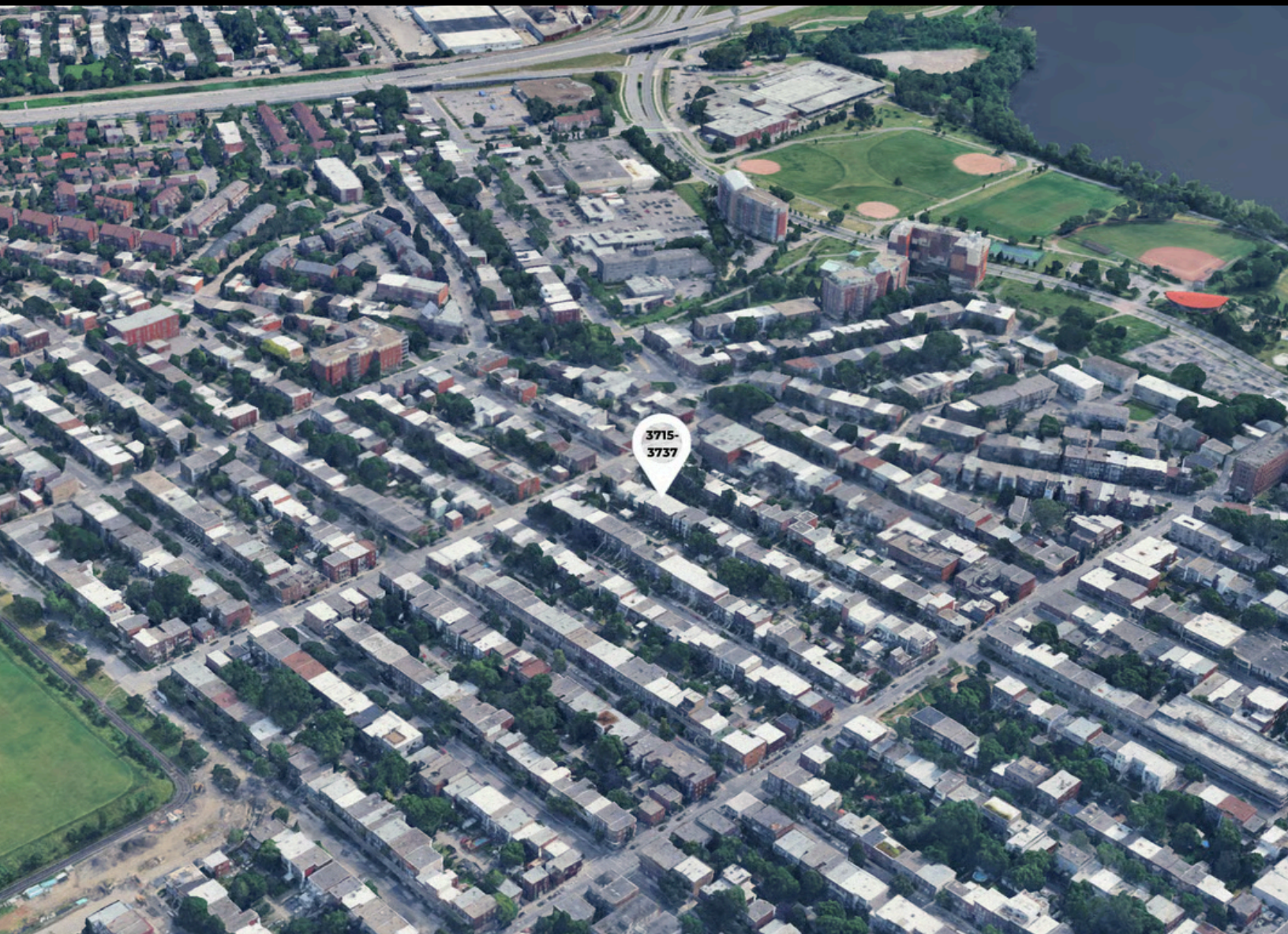


Heating System

Electrical baseboards



3715-3725 Ethel, Verdun



BUILDING DESCRIPTION

General Information

Cadastral number 1152941

Total Municipal Assessment

Total Municipal Assessment 1 258 400 \$

Municipal Land Assessment 557 400\$

Municipal Building Assessment 701 000 \$

Construction

Number of Storeys 3

Type of Building Attached

Type of Construction Brick and wood

Year of Construction 1908

Features

Plumbing Copper and pex

Condition of Roof Replaced in 2017

Condition of Doors Very good condition

Condition of Balconies Very good condition

Condition of Windows Very good condition

Condition of Kitchens Very good condition

Electrical Panels Breakers

Exterior Siding Brick

Condition of Bathrooms Very good condition

Floor Covering Wood, laminate, vinyl and ceramic

Electromechanical System

Fire System Smoke detectors in each apartment

Building type

Laundry Room No

Number of Rooms 4 x 5.5 + 2 x 4.5

Number of Units 6

Washer/Dryer Inlet In each unit

Appliance Responsibility Tenants and owner, see leases

Heating Responsibility Tenants

Hot Water Responsibility Tenants

The SELLER does not provide legal warranty of quality...(See broker for complete clause)

Parking

Type of Parking Exterior

Number of Parking Spaces 3

Area

Land Surface Area 3750



FEATURES

Fenced

Yes

Condition of Roof

Replaced in 2017

Concierge Agreement

No

Hot Water System

Electrical hot water tanks

Electrical Panels

Breakers

Environmental Report

N/A

Internet and Telecom

No

Condition of Doors

Very good condition

Intercom and Doorbell

Doorbells

Condition of Windows

Very good condition

Exterior Siding

Brick

Floor Covering

Wood, laminate, vinyl and ceramic

Plumbing

Copper and pex

Condition of Balconies

Very good condition

Heating System

Electrical baseboards

Condition of Kitchens

Very good condition

Condition of Bathrooms

Very good condition

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$104,172	97.7 %	\$1,447
Affordable Res.			
Commercial			
Lockers			
Parking	\$2,460	2.3 %	\$34
Laundry			
Other Revenues			
Total Revenues	\$106,632		\$1,481
Vac. / Bad debt	\$3,199	3 %	\$44
EGR	\$103,433		\$1,437

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$4,654	4.5 %	\$776
Municipal Taxes	Current	\$8,739	8.4 %	\$1,457
School Taxes	Current	\$1,065	1 %	\$178
Insurance	Current	\$3,026	2.9 %	\$504
Electricity				
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$1,500	1.5 %	\$250
Maintenance	Normalised	\$4,200	4.1 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$1,034	1 %	\$172
Total Expenses		\$24,219	23.4 %	\$4,036
Net Revenue		\$79,214		\$13,202



