

**387 - 391 DE L'AQUEDUC
BASSE-VILLE**

3 UNITS

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

In row 1 on one side

BUILDING CATEGORY

3 Units

PROPERTY DESCRIPTION

A magnificent triplex located in the Lower Town, consisting exclusively of 3½-bedroom units, which are highly sought-after in the rental market. The building generates stable annual income of \$29,880, providing a solid foundation for a renovation project. Zoning regulations allow for the addition of a fourth unit, subject to verification and approval by the relevant authorities.

HIGHLIGHTS

- ✓ Currently leased storage space that can be converted according to zoning, with hydro meter already in place.
- ✓ Major renovations completed in 2012.
- ✓ High-demand area.
- ✓ Fully leased stable housing.

ASKING PRICE :
\$430,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Units 387 and 389 completely renovated in 2012

Plumbing 2012

Windows/Doors 2012

Back terrace 2012

Water heaters all date from 2022-2023

ADDITIONAL INFORMATION

This sale is made without any statutory warranty of quality, at the buyer's own risk.

Responsibility for appliances

Tenants

Number of units

3



Number of Parking Spaces

0 (Street parking)

Hot Water System

Independent tank



Heating System

Electric baseboard heaters



387 - 391 de l'Aqueduc, Basse-Ville



BUILDING DESCRIPTION

General Information

Cadastral number	5 341 566
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Total Municipal Assessment

Total Municipal Assessment	391 000 \$
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Municipal Land Assessment	146 000 \$
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Municipal Building Assessment	245 000 \$
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Construction

Number of Storeys	2
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Type of Building	In row 1 on one side
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Type of Construction	Brick and wood
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Year of Construction	1900
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Electromechanical System

Fire System	Smoke detectors
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Building type

Laundry Room	N/A
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Number of Units	3
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Washer/Dryer Inlet	In each unit
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Appliance Responsibility	Tenants
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Heating Responsibility	Tenants
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Hot Water Responsibility	Tenants
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Parking

Type of Parking	Exterior
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Number of Parking Spaces	0 (Street parking)
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Area

Land Surface Area	1 410 sq. ft.
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FEATURES

Plumbing

Good condition (2012)

Condition of Balconies

Good condition (2012)

Heating System

Electric baseboard heaters

Condition of Kitchens

2012

Condition of Bathrooms

2012

Condition of Roof

Good condition (2012)

Concierge Agreement

N/A

Hot Water System

Independent tank

Electrical Panels

Breakers (2012)

Environmental Report

N/A

Condition of Doors

Good condition (2012)

Intercom and Doorbell

No

Condition of Windows

Good condition (2012)

Exterior Siding

Brick, Vinyl

Floor Covering

Wood

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$28,500	92.2 %	\$792
Affordable Res.			
Commercial			
Lockers	\$2,400	7.8 %	\$67
Parking			
Laundry			
Total Revenues	\$30,900		\$858
Vac. / Bad debt			
EGR	\$30,900		\$858

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Municipal Taxes	Current	\$4,661	15.1 %	\$1,554
School Taxes	Current	\$259	0.8 %	\$86
Insurance	Current	\$3,426	11.1 %	\$1,142
Electricity				
Heating				
Snow Removal	Current	\$707	2.3 %	\$236
Lawn				
Total Expenses		\$9,053	29.3 %	\$3,018
Net Revenue		\$21,847		\$7,282



