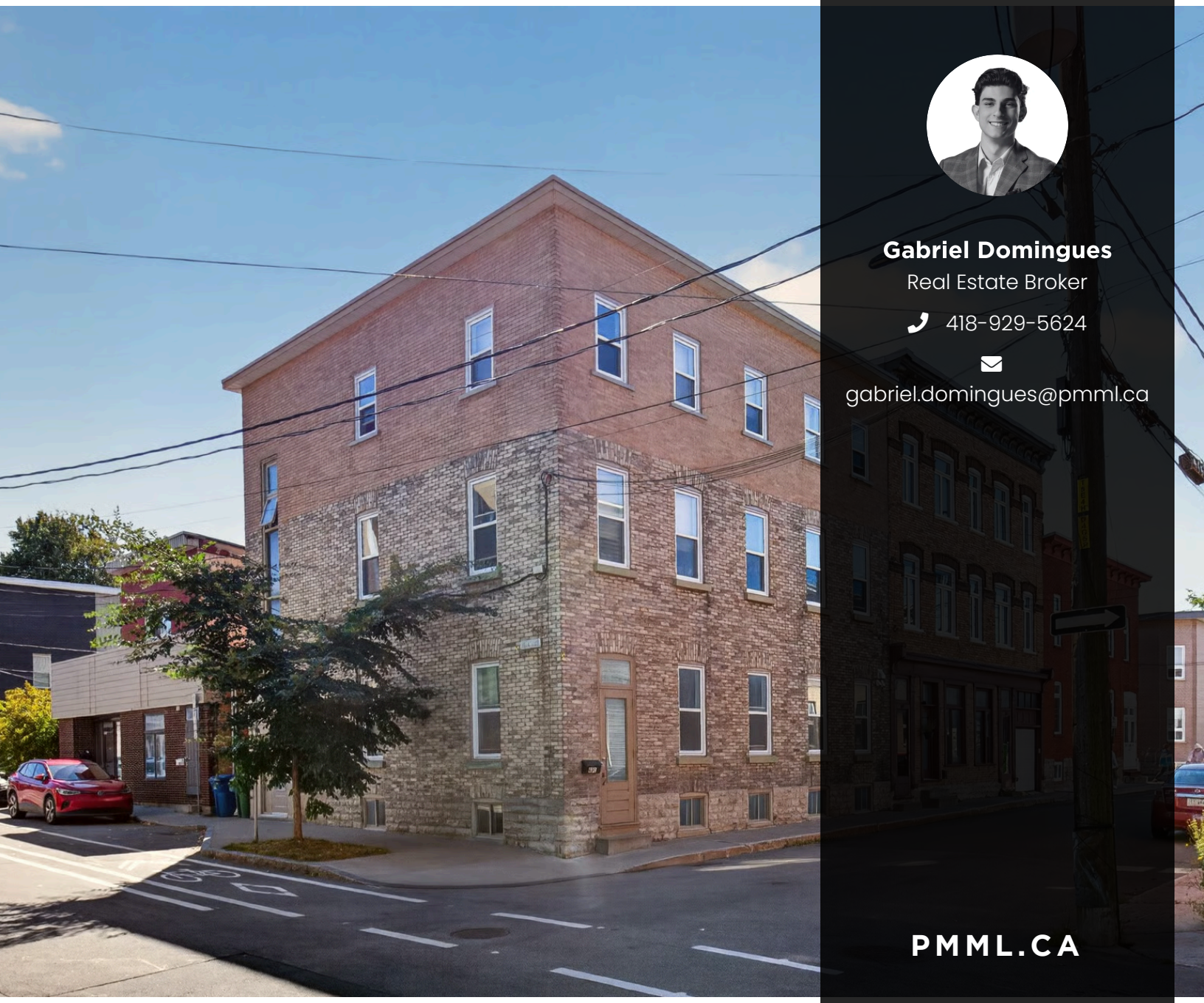
401 DOLLAR / 274 DUROCHER
BASSE-VILLE

5 UNITS

PMML

FOR SALE



Gabriel Domingues
Real Estate Broker
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PMML.CA

Listing generated on: 2026-10-02 19:21

BUILDING TYPE

Row / Townhouse

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Quintuplex in Lower Town generating $83,196/year in gross income. Built in 1895 in brick, renovated in the right places: roof and windows 2023, bi-energy conversion 2022. 2 large 7½ units (1 air-conditioned), 5½, 3½ 100% redone in 2022 and furnished loft. Water heater, electrical panel and washer-dryer hookup in each unit. Additional energy optimization potential. Ideal for investor or owner-occupant. No visits without an accepted promise to purchase.

HIGHLIGHTS

- RARE: 2 large 7½ units in Lower Town
- Varied composition: 2 x 7½, 5½, renovated 3½, furnished loft
- Major expenses done: roof, windows and bi-energy 2022-2023
- Potential for energy and income optimization

ASKING PRICE :

$1,175,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Roof (2023)
Windows (2023)
Bi-Energy Conversion (2022)

ADDITIONAL INFORMATION

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

Responsibility for appliances
Tenant

Number of units
5



Number of Parking Spaces
0 (Street parking)

Hot Water System
Independent tanks

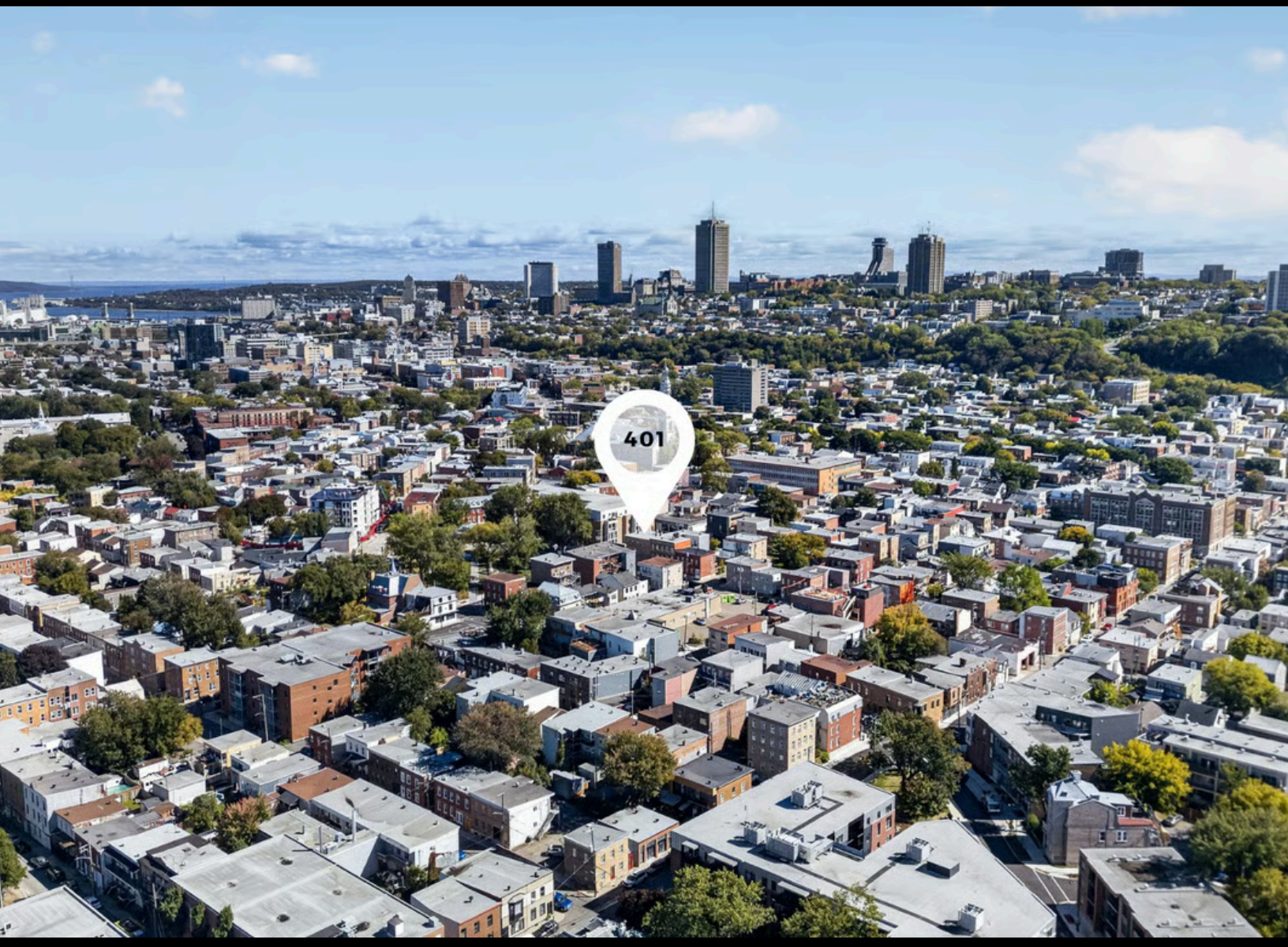




Heating System
Bioenergy – 2022



401 Dollar / 274 Durocher, Basse-Ville



BUILDING DESCRIPTION

General Information

Cadastral number	5 343 306

Total Municipal Assessment

Total Municipal Assessment	860 000 $
Municipal Land Assessment	163 500 $
Municipal Building Assessment	696 500 $

Construction

Number of Storeys	3
Type of Building	Row / Townhouse
Type of Construction	Brick and wood
Year of Construction	1895

Electromechanical System

Fire System	Smoke detectors

Building type

Laundry Room	N/A
Number of Units	5
Washer/Dryer Inlet	In all units
Appliance Responsibility	Tenant
Heating Responsibility	Owner
Hot Water Responsibility	Tenant

Parking

Type of Parking	On street
Number of Parking Spaces	0 (Street parking)

Area

Land Surface Area	1714





FEATURES

Fenced

N/A

Condition of Roof

Roof – 2023

Concierge Agreement

N/A

Hot Water System

Independent tanks

Electrical Panels

Circuit breakers

Condition of Bathrooms

The 3.5 renovated (2022)

Internet and Telecom

N/A

Condition of Doors

Semi-glazed

Intercom and Doorbell

Doorbell

Condition of Windows

Windows – 2023

Exterior Siding

Brick

Environmental Report

N/A

Plumbing

Abs / Pex

Condition of Balconies

Wood

Heating System

Bioenergy – 2022

Condition of Kitchens

1 unit (3) 100% renovated in 2022

Distance from fire station and hydrant

N/A

Floor Covering

Floating Wood / Ceramic

REVENUE

	yearly	% / GR	RPU (m)
Residential	$83,400	100 %	$1,390
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	**$83,400**		**$1,390**
Vac. / Bad debt	$2,502	3 %	$42
EGR	**$80,898**		**$1,348**

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Current	$3,387	4.2 %	$677
Municipal Taxes	Current	$9,324	11.5 %	$1,865
School Taxes	Current	$587	0.7 %	$117
Insurance	Current	$3,804	4.7 %	$761
Electricity	Current	$2,371	2.9 %	$474
Heating	Current	$714	0.9 %	$143
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	$1,250	1.5 %	$250
Maintenance	Normalised	$3,500	4.3 %	$700
Appliances				
WiFi	Estimated	$1,810	2.2 %	$362
Heat Pump				
CHMC: Other Costs	Normalised	$809	1 %	$162
Total Expenses		**$27,556**	**34.1 %**	**$5,511**
Net Revenue		**$53,342**		**$10,668**

FINANCING

Maximum loan amount	$904,256	$676,042
Financing CAP	5.01 %	5.92 %
Debt coverage ratio	1.1	1.25
Interest Rate	4.5 %	4.0 %
Amortization	40 Years	25 Years
Term	5 Years	5 Years

TREASURY

Net Revenue	$53,342	$53,342
Annual Mortgage Cost	$51,491	$42,673
Net cash after mortgage	$1,851	$10,668

RETURN ON INVESTMENT		
Down Payment	$270,744	$498,958
Cash on cash return	0.7 %	2.1 %
Return on liquidity + capitalization	4.0 %	5.4 %
Total yearly return with appreciation of 2 %	12.64 %	10.08 %

CPU	GIM	NIM	CAP
235 000 $	14,1	22	4,5 %



















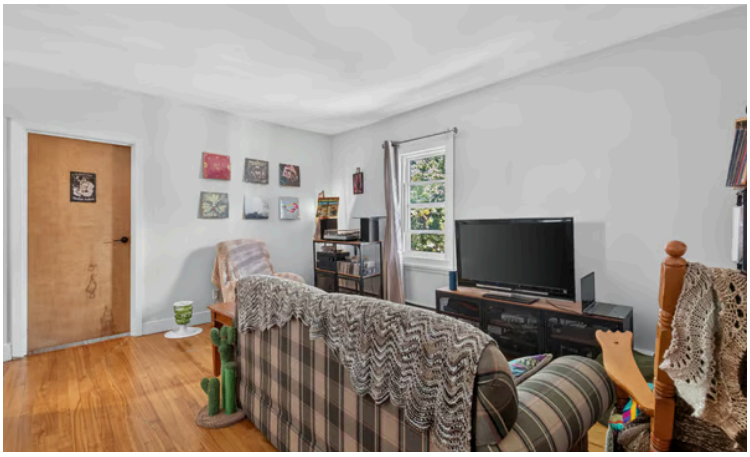



















FORET







