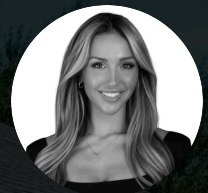


437 - 439 COLBERT SHERBROOKE

2 UNITS

PMML

FOR SALE



Alyson Marceau

Team Jessika Lahaie

VP

Real Estate Broker

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PMML.CA



BUILDING TYPE

Semi-detached

BUILDING CATEGORY

2 Units

PROPERTY DESCRIPTION

Discover this duplex, built in 2000, carefully maintained over the years and enhanced by several recent renovations, ideally located in the peaceful and sought-after Rock Forest neighbourhood of Sherbrooke. The main unit, a spacious and fully renovated 8½ laid out over two levels (main floor and basement), stands out for its generous living spaces, abundant natural light, two separate entrances, and balcony providing direct access to the yard. Upstairs, you will find a bright and well-designed 4½ unit, also featuring its own private balcony. Situated on a large 8,875 sq. ft. lot, the property also includes two separate outdoor storage sheds, offering valuable additional storage space. Excellent annual rental income of \$40,800 for 2026!

HIGHLIGHTS

- ✓ 437 Colbert Street (2nd floor): Spacious 2-bedroom unit with a private entrance.
- ✓ 439 Colbert Street (Main floor and basement): Large two-story unit featuring 3 bedrooms, two living rooms, two full bathrooms, a separate laundry room, and a wall-mounted heat pump.
- ✓ The property shares a party wall on the west side with the neighboring building on lot 2,033,541.
- ✓ Energy costs are paid by the tenants.
- ✓ A 2009 certificate of location is on file; a new one will be ordered.

ASKING PRICE :
\$625,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Roof: Replaced in 2022.

Exterior: Landscaping refreshed and front culvert replaced.

437 Colbert: Hot water tank replaced and fully repainted.

439 Colbert: Fully renovated kitchen featuring new ceramic tile flooring, new floors and moldings throughout the entire unit, main bathroom completely remodeled, and basement bathroom updated (except for the shower).

ADDITIONAL INFORMATION

Prime Location: Conveniently located ~1.2 km from La Rose-des-Vents primary school, ~2.2 km from Boisjoli primary school, and ~1.5 to 2 km from the shops and services on Bourque Boulevard. You will also enjoy Mi-Vallée and Beaulieu parks at ~1.5 to 2 km, Central Park at ~2.5 km, and the trails along the Magog River at ~3.5 km. Finally, the Université de Sherbrooke is ~8.5 km away (~10-12 min) and the Cégep de Sherbrooke is ~12.5 km away (~15 min).

Responsibility for appliances

Tenants

Number of units

2



Number of Parking Spaces

About 4 spaces

Hot Water System

Independent tanks

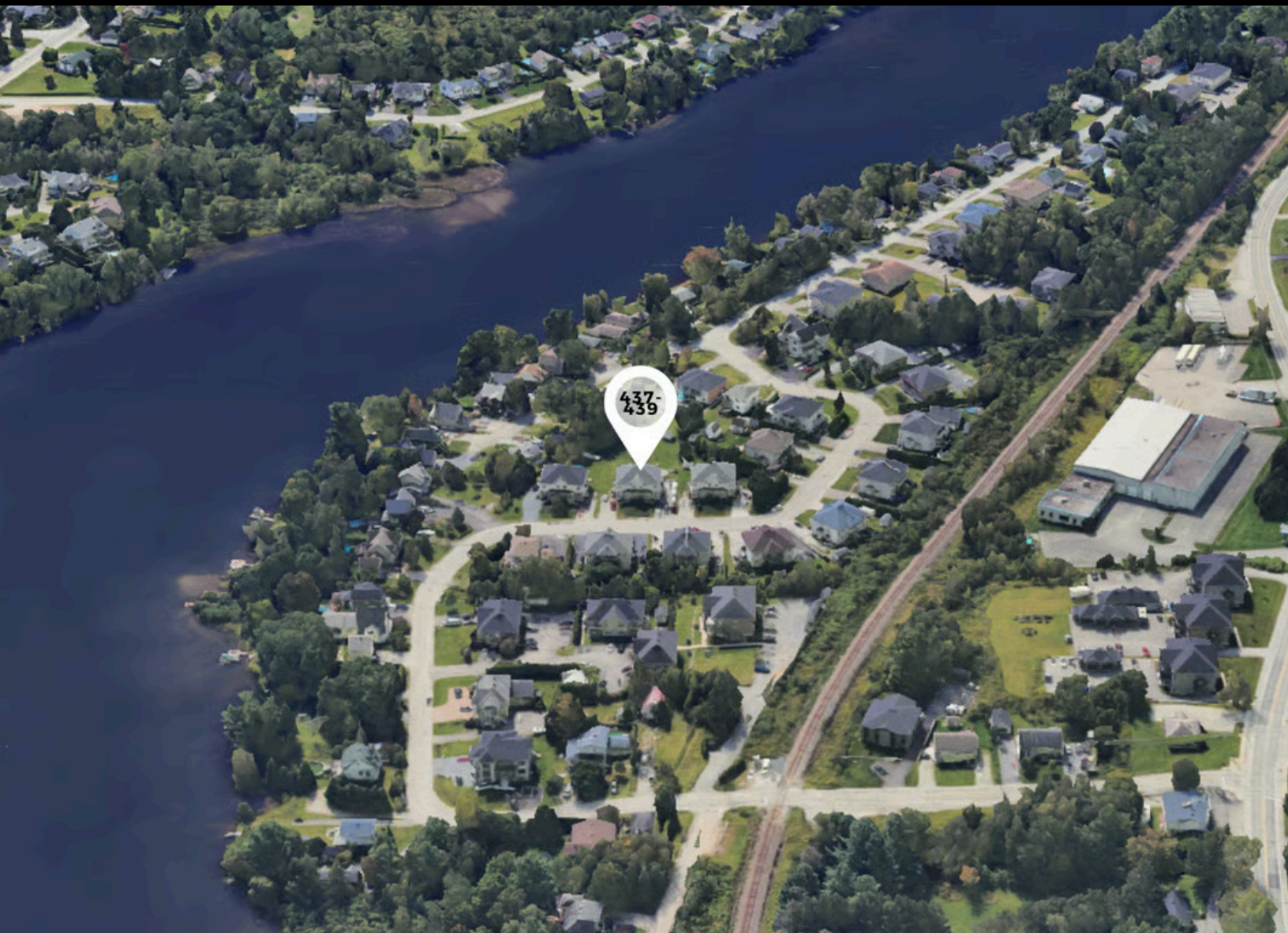


Heating System

Electric baseboard heaters / Heat pumps (439)



437 - 439 Colbert, Sherbrooke



BUILDING DESCRIPTION

General Information

Cadastral number 2 033 540

Total Municipal Assessment

Total Municipal Assessment 443 800 \$

Municipal Land Assessment 105 000 \$

Municipal Building Assessment 338 800 \$

Construction

Number of Storeys 2

Type of Building Semi-detached

Type of Construction Brick and wood

Year of Construction 2000

Cast-in-place concrete foundation

Features

Plumbing PEX/ABS

Condition of Roof Asphalt Shingles - 2022

Condition of Doors Original

Condition of Balconies Good condition

Condition of Windows Original

Condition of Kitchens 437: Good condition and
439: Renovated in 2022

Electrical Panels Breakers

Exterior Siding Brick, vinyl

Condition of Bathrooms 437: Good condition and
439: Renovated in 2022

Floor Covering Soft floor coverings,
floating floors, ceramic
tiles, carpets and other
materials.

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room N/A

Number of Rooms To be verified

Number of Units 1 x 8.5 + 1 x 4.5

Washer/Dryer Inlet Yes, in each unite

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

Parking

Type of Parking Gravel exterior

Number of Parking Spaces About 4 spaces

Area

Land Surface Area 8 875 sq.ft



FEATURES

Fenced

No

Condition of Roof

Asphalt Shingles - 2022

Concierge Agreement

No

Hot Water System

Independent tanks

Electrical Panels

Breakers

Environmental Report

No

Internet and Telecom

Non

Condition of Doors

Original

Intercom and Doorbell

Separate entrances

Condition of Windows

Original

Exterior Siding

Brick, vinyl

Floor Covering

Soft floor coverings, floating floors, ceramic tiles, carpets and other materials.

Plumbing

PEX/ABS

Condition of Balconies

Good condition

Heating System

Electric baseboard heaters / Heat pumps (439)

Condition of Kitchens

437: Good condition and 439: Renovated in 2022

Condition of Bathrooms

437: Good condition and 439: Renovated in 2022

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$40,800	100 %	\$1,700
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$40,800		\$1,700
Vac. / Bad debt			
EGR	\$40,800		\$1,700

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Municipal Taxes	Current	\$4,811	11.8 %	\$2,406
School Taxes	Current	\$292	0.7 %	\$146
Insurance	Estimated	\$2,109	5.2 %	\$1,055
Electricity				
Heating				
Snow Removal	Current	\$459	1.1 %	\$230
Lawn	Current	\$776	1.9 %	\$388
Total Expenses		\$8,447	20.7 %	\$4,224
Net Revenue		\$32,353		\$16,177



