

446 JEANNE-MANCE SALABERRY-DE-VALLEYFIELD

4 UNITS

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

4 Units

PROPERTY DESCRIPTION

A recently built quadruplex (completed in late December 2020) generating annual income of \$55,560. With a cap rate of approximately 16.4, this building represents an excellent opportunity for an investor seeking a high-performing asset that requires minimal management. Comprising four 3½-bedroom units with separate entrances, wall-mounted air conditioning, and an air exchanger, it benefits from optimized operating expenses since heating and hot water are entirely the tenants' responsibility. No major investments are anticipated in the short term.

HIGHLIGHTS

- ✓ The tenants are reliable and have an excellent relationship with the landlord, which makes managing the building simple and pleasant.
- ✓ Built in 2021; no capital expenditures expected
- ✓ Annual income of \$55,560
- ✓ Heating and hot water are the tenants' responsibility
- ✓ Wall-mounted air conditioning and air exchangers in each unit
- ✓ 4 outdoor storage sheds

ASKING PRICE :
\$939,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

New Construction

ADDITIONAL INFORMATION

A sought-after neighborhood in Salaberry-de-Valleyfield with strong rental demand.

Close to services, shops, schools, and major roads.

Lot size: 5,233 sq. ft.

Municipal assessment: \$926,200

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

Responsibility for appliances

Tenant

Number of units

4



Number of Parking Spaces

8

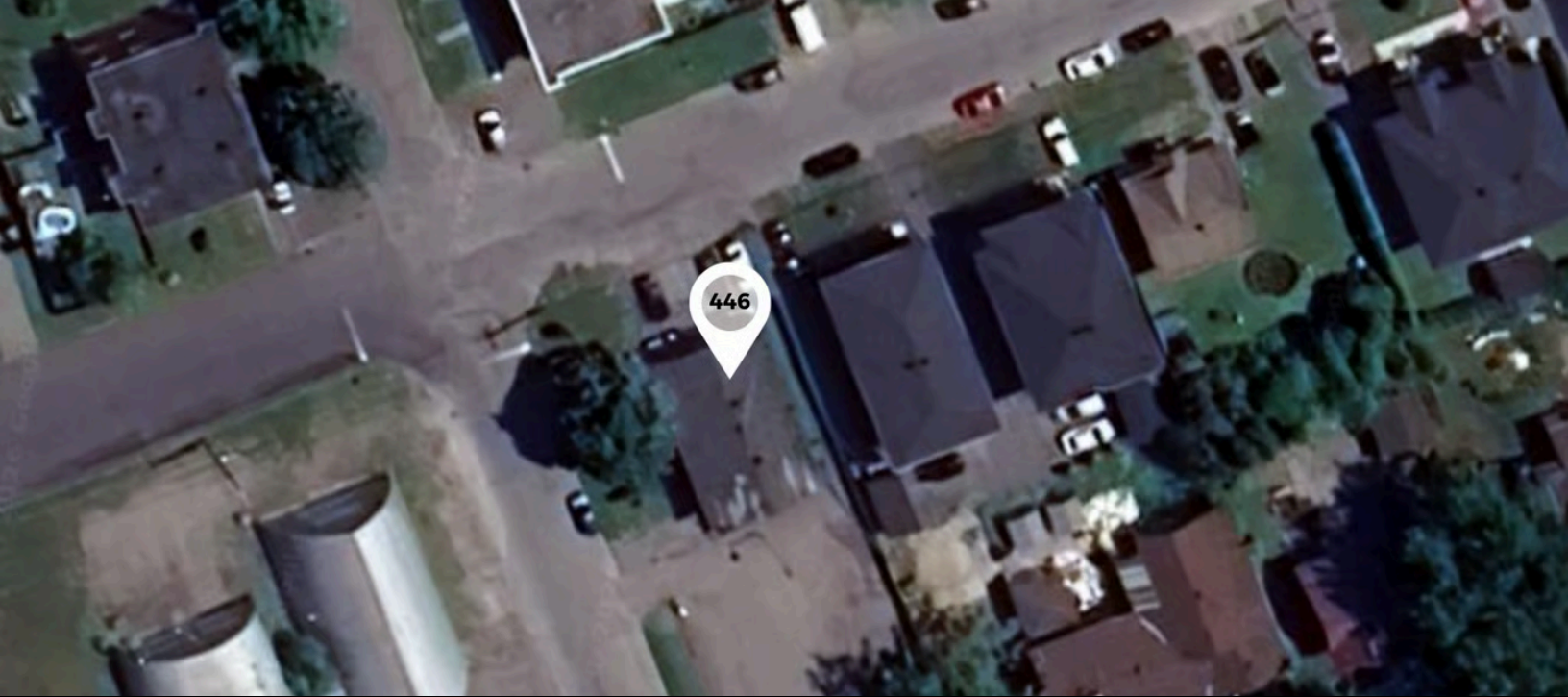
Hot Water System

Independent tanks

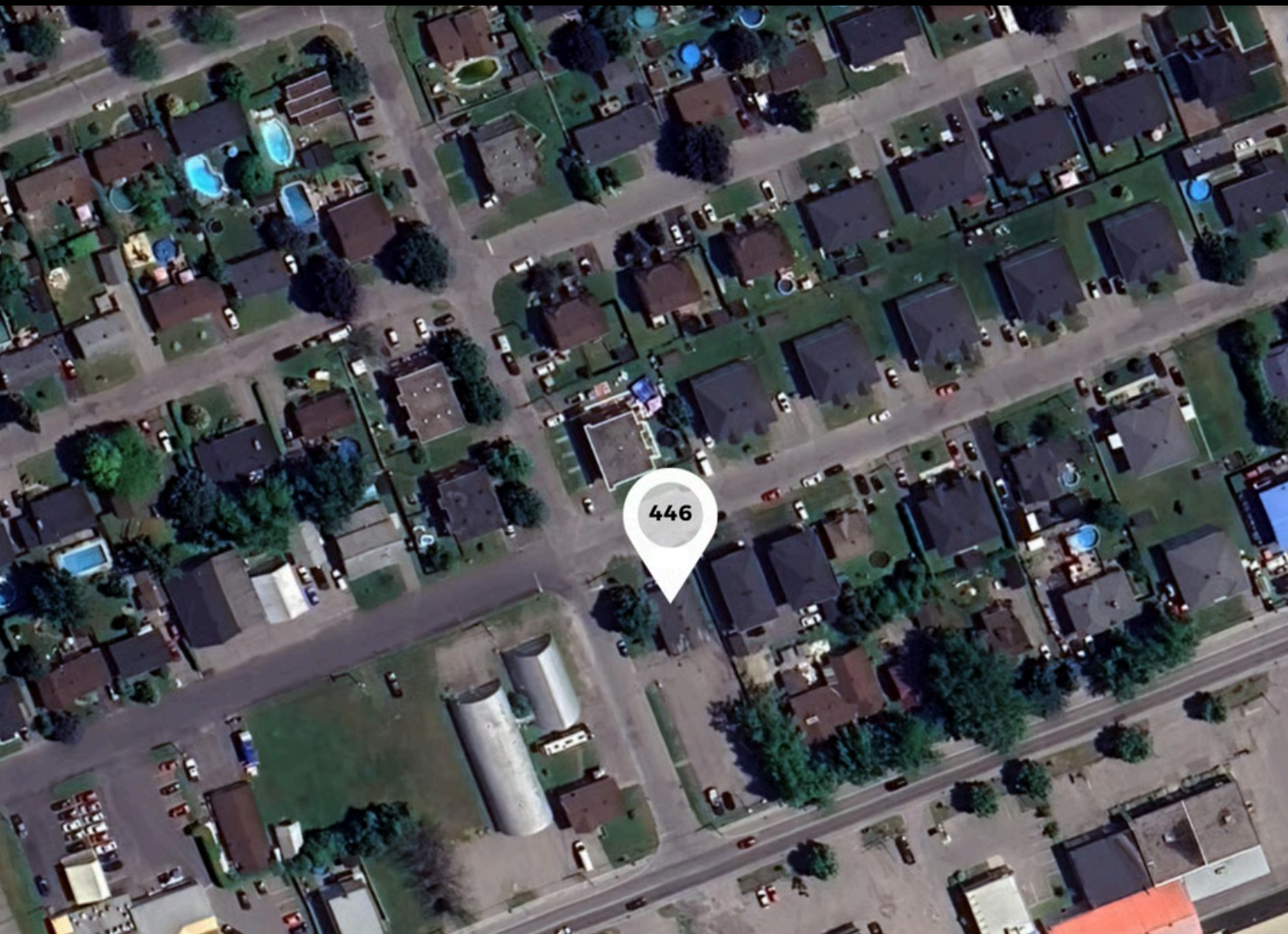


Heating System

Electric baseboard heaters



446 Jeanne-Mance, Salaberry-de-Valleyfield



BUILDING DESCRIPTION

General Information

Cadastral number 6379651

Total Municipal Assessment

Total Municipal Assessment \$ 926 200

Municipal Land Assessment \$ 126 400

Municipal Building Assessment \$ 799 800

Construction

Number of Storeys 2

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 2021

Features

Plumbing ABS

Condition of Roof Flat roof

Condition of Doors Doors in good condition

Condition of Balconies Balconies in good condition

Condition of Windows PVC windows in good condition

Condition of Kitchens Good

Electrical Panels Circuit breakers

Exterior Siding Brick and wood fiber

Condition of Bathrooms Good

Floor Covering Vinyl and Ceramic

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room N/A

Number of Rooms 12

Number of Units 4 x 3.5

Washer/Dryer Inlet In each unit

Appliance Responsibility Tenant

Heating Responsibility Tenant

Hot Water Responsibility Tenant

Parking

Type of Parking Exterior

Number of Parking Spaces 8

Area

Land Surface Area 5 233 sq. ft



FEATURES

Fenced

Yes

Condition of Doors

Doors in good condition

Intercom and Doorbell

Doorbell

Condition of Windows

PVC windows in good condition

Exterior Siding

Brick and wood fiber

Floor Covering

Vinyl and Ceramic

Plumbing

ABS

Condition of Balconies

Balconies in good condition

Heating System

Electric baseboard heaters

Condition of Kitchens

Good

Condition of Bathrooms

Good

Condition of Roof

Flat roof

Concierge Agreement

N/A

Hot Water System

Independent tanks

Electrical Panels

Circuit breakers

Environmental Report

N/A

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$55,260	100 %	\$1,151
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$55,260		\$1,151
Vac. / Bad debt			
EGR	\$55,260		\$1,151

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Municipal Taxes	Current	\$7,657	13.9 %	\$1,914
School Taxes	Current	\$644	1.2 %	\$161
Insurance	Current	\$1,886	3.4 %	\$472
Electricity				
Heating				
Snow Removal	Current	\$454	0.8 %	\$114
Lawn	Current	\$325	0.6 %	\$81
Total Expenses		\$10,966	19.8 %	\$2,742
Net Revenue		\$44,294		\$11,074





