

**455 SAINT-MICHEL
SAINT-JEAN-SUR-RICHELIEU**

4 UNITS

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Isolated

BUILDING CATEGORY

4 Units

PROPERTY DESCRIPTION

Spacious and well-maintained 4-plex, ideal for investors! Having undergone several recent renovations, this 4-unit building represents a rare opportunity. The main unit (6 ½) has been completely renovated, offering a modern and attractive living space for residents. The roof and windows have also been replaced, meaning no major maintenance is expected in the short term. Located in a sought-after area of Saint-Jean-sur-Richelieu, this 4-plex generates annual income of \$74,868 and offers excellent potential for rent increases. Don't miss out on this opportunity!

HIGHLIGHTS

- ✓ Outdoor parking and storage spaces offer practical amenities that are highly sought after by tenants.
- ✓ A quiet, residential, family-friendly neighborhood consisting mainly of small homes and multi-unit buildings, ensuring a peaceful and safe environment.
- ✓ The building has benefited from significant capital investments in recent years, ensuring the asset's long-term sustainability.
- ✓ Solid profitability, with stable financial performance and attractive optimization potential for a future owner.
- ✓ Translated with DeepL.com (free version)

ASKING PRICE :
\$1,079,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Owner since 2020, several jobs done for over \$ 160,000 in renovations. Absolutely nothing to do. Good potential to increase income. Ideal for owner-occupant. 6 1/2 right has 2 bathrooms.

2018: New Gutters

2010-2011 / 2006: Electrical inputs (units #1 and #2)

Addition of a sump pump in 2006

ADDITIONAL INFORMATION

The garage has been converted into storage space for the current tenants. However, it can be converted back into a single-car garage. Conveniently located in a quiet neighborhood, this property is a solid investment. A visit will convince you!

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

Responsibility for appliances

Tenants

Number of units

4



Number of Parking Spaces

6 spaces

Hot Water System

Independant tanks

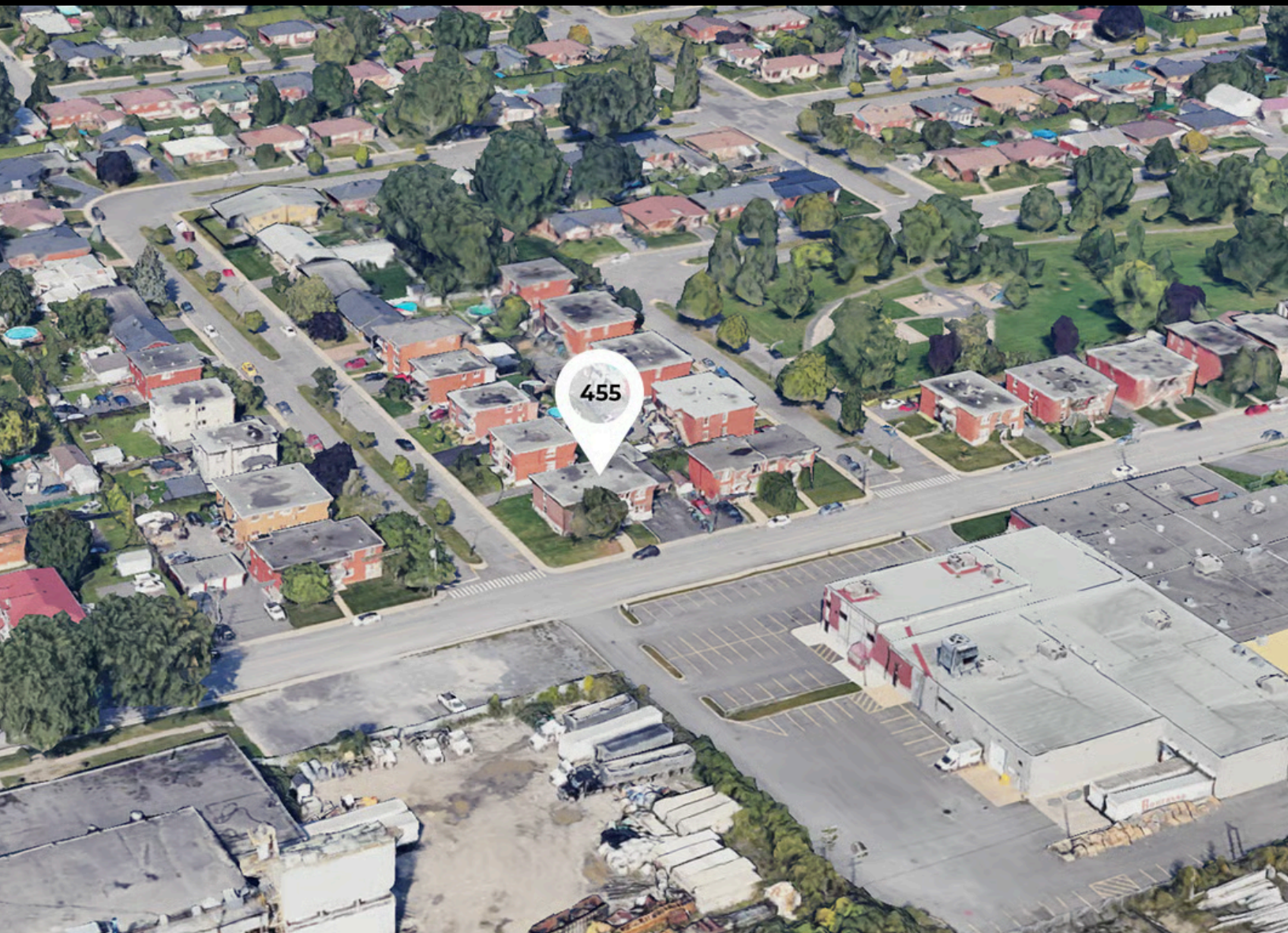


Heating System

Electric baseboards



455 Saint-Michel, Saint-Jean-sur-Richelieu



BUILDING DESCRIPTION

General Information

Cadastral number 3 088 850

Total Municipal Assessment

Total Municipal Assessment \$ 722 300

Municipal Land Assessment \$ 267 000

Municipal Building Assessment \$ 455 300

Construction

Number of Storeys 2

Type of Building Isolated

Type of Construction Brick and wood

Year of Construction 1959

Features

Plumbing ABS / PEX

Condition of Roof Elastomer membrane (2011)

Condition of Doors Redone in 2021

Condition of Balconies Bonne condition

Condition of Windows Redone in 2021

Condition of Kitchens Kitchens completely redone in 2005 and 2008 (units #3 + #1)

Electrical Panels Circuit breakers / Electrical panel redone (unit #1)

Exterior Siding Brick

Condition of Bathrooms Baths

Floor Covering Floating / Wood

Electromechanical System

Fire System To be verified

Building type

Laundry Room No

Number of Rooms 22

Number of Units 2 x 6.5 + 2 x 5.5

Washer/Dryer Inlet Yes, in each unit

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

Parking

Type of Parking Intérieur / exterior

Number of Parking Spaces 6 spaces

Area

Land Surface Area 7 370 sq.ft



FEATURES

Fenced

No

Condition of Roof

Elastomer membrane (2011)

Concierge Agreement

No

Hot Water System

Independant tanks

Electrical Panels

Circuit breakers / Electrical panel redone (unit #1)

Environmental Report

No

Internet and Telecom

To be verified

Condition of Doors

Redone in 2021

Intercom and Doorbell

No

Condition of Windows

Redone in 2021

Exterior Siding

Brick

Floor Covering

Floating / Wood

Plumbing

ABS / PEX

Condition of Balconies

Bonne condition

Heating System

Electric baseboards

Condition of Kitchens

Kitchens completely redone in 2005 and 2008 (units #3 + #1)

Condition of Bathrooms

Baths

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$74,868	100 %	\$1,560
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$74,868		\$1,560
Vac. / Bad debt			
EGR	\$74,868		\$1,560

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Municipal Taxes	Current	\$6,460	8.6 %	\$1,615
School Taxes	Current	\$499	0.7 %	\$125
Insurance	Current	\$4,607	6.2 %	\$1,152
Electricity				
Heating				
Snow Removal				
Lawn	Current	\$689	0.9 %	\$172
Autre_depenses_9ddf4e8c031d5ec0edf0				
Total Expenses		\$12,255	16.4 %	\$3,064
Net Revenue		\$62,613		\$15,653

