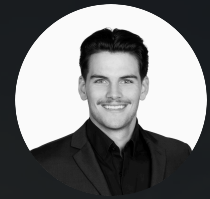


478 - 482 DUVERNAY LONGUEUIL

3 UNITS

PMML

FOR SALE



**Charles-Antoine
Blanchard**

Real Estate Broker

📞 514-754-2511

✉️ charles-
antoine.blanchard@pmml.ca



Houssein Riahi

First VP

Real Estate Broker | PMML
Partner

📞 438-393-6529

✉️ houssem.riahi@pmml.ca

PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

3 Units

PROPERTY DESCRIPTION

Superb triplex, located in the heart of Old Longueuil, within walking distance of Longueuil metro station, Place Longueuil, and the Université de Sherbrooke, offering quick access to the Jacques-Cartier Bridge. Composed of three 5½ units featuring spacious, bright, and well-designed layouts, each equipped with a heat pump and wall-mounted air conditioning. The property offers four parking spaces and a beautiful backyard with three storage sheds, perfect for storage. Its strategic location, close to services, public transportation, and major roadways, makes it a highly sought-after area. A carefully maintained building offering stability, comfort, and excellent long-term potential, whether for an owner-occupant or an investor.

HIGHLIGHTS

- ✓ Quick access to Highway 132 and the Jacques-Cartier Bridge;
- ✓ Schools such as the Université de Sherbrooke – Longueuil Campus, Champlain College Saint-Lambert, Saint-Jean-Baptiste Secondary School, Curé-Lequin Elementary School, and Saint-Jude School are nearby;
- ✓ Several parks are located in the vicinity of the property;
- ✓ Within a few minutes' walking distance of Place Longueuil.

ASKING PRICE :

\$845,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

The roof was redone in 2019 and 2023;

The bathroom was renovated in unit #480;

Doors and windows date back to 2007.

ADDITIONAL INFORMATION

The basement and first floor are equipped with heat pumps replaced in 2016 and 2017;

The ground floor is equipped with a wall-mounted air conditioner.

The sale is made without legal warranty of quality to the risks and perils of the buyer

Responsibility for appliances

Tenants

Number of units

3



Number of Parking Spaces

4 spaces

Hot Water System

Independent tanks

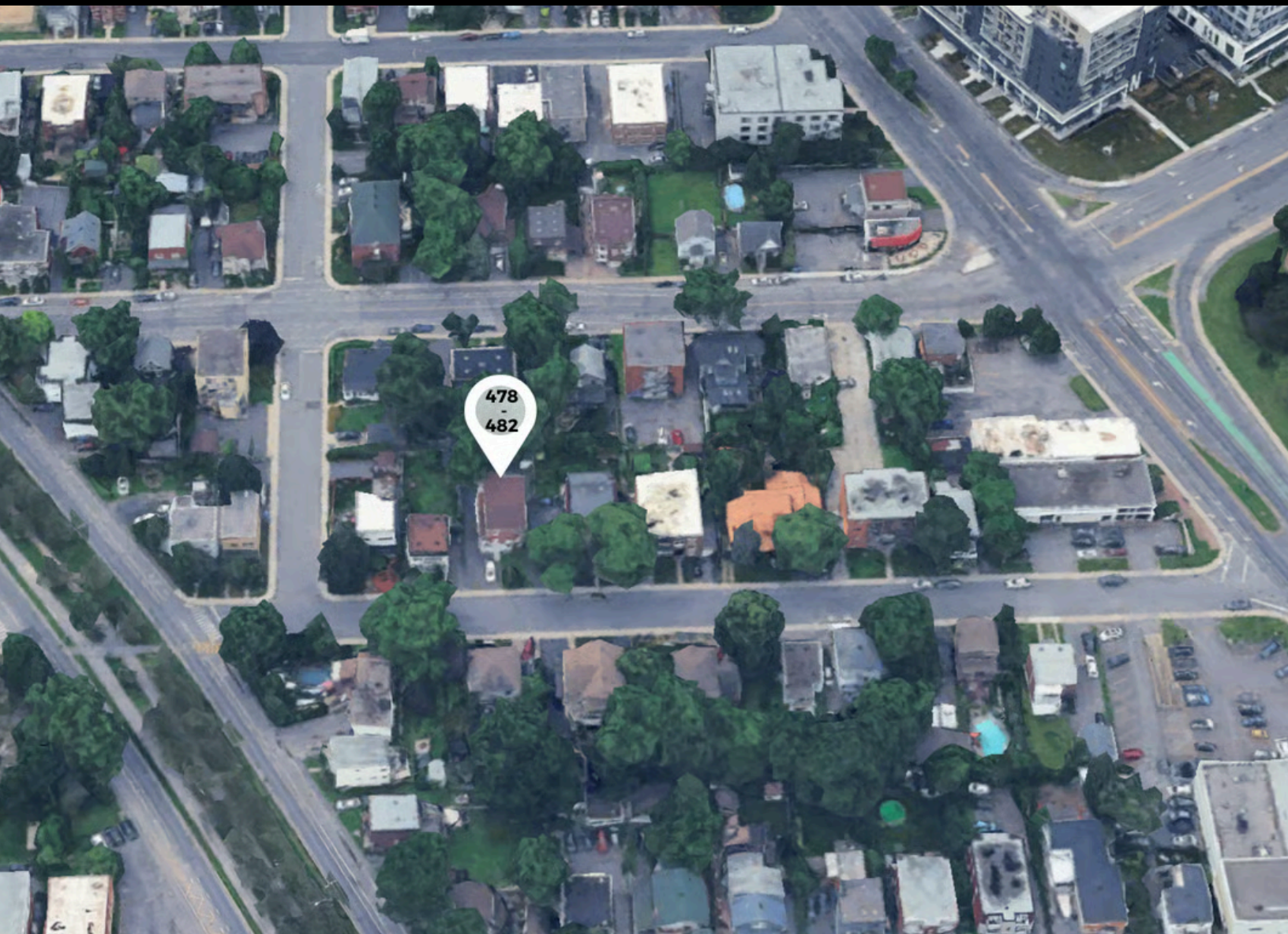


Heating System

Electric baseboard heaters | Wall-mounted air conditioner | Wall-mounted heat pump



478 - 482 Duvernay, Longueuil



BUILDING DESCRIPTION

General Information

Cadastral number 2 630 647

Total Municipal Assessment

Total Municipal Assessment 747 500 \$

Municipal Land Assessment 246 400 \$

Municipal Building Assessment 501 100 \$

Construction

Number of Storeys 2

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1890

Features

Plumbing Pex | Abs | Copper

Condition of Roof Asphalt shingles (2019 and 2023) | Good condition

Condition of Doors Good condition

Condition of Balconies Good condition | Wood at the rear | Fiberglass at the front

Condition of Windows Good condition

Condition of Kitchens Good condition | Kitchen cabinets: Melamine

Electrical Panels Breakers

Exterior Siding Brick | Vinyl

Condition of Bathrooms Good condition | Renovated in unit #480

Floor Covering Floating floors + ceramic (basement) | Hardwood + ceramic (others)

Electromechanical System

Fire System Yes, compliant

Building type

Laundry Room No

Number of Rooms 15

Number of Units 3 x 5.5

Washer/Dryer Inlet Yes, in every unit.

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

Parking

Type of Parking Exterior

Number of Parking Spaces 4 spaces

Area

Land Surface Area 5,188 sq. ft.



FEATURES

Fenced

Yes, backyard.

Condition of Roof

Asphalt shingles (2019 and 2023)
| Good condition

Concierge Agreement

No

Hot Water System

Independent tanks

Electrical Panels

Breakers

Environmental Report

N/A

Internet and Telecom

Yes

Condition of Doors

Good condition

Intercom and Doorbell

Doorbell

Condition of Windows

Good condition

Exterior Siding

Brick | Vinyl

Floor Covering

Floating floors + ceramic
(basement) | Hardwood +
ceramic (others)

Plumbing

Pex | Abs | Copper

Condition of Balconies

Good condition | Wood at the
rear | Fiberglass at the front

Heating System

Electric baseboard heaters | Wall-
mounted air conditioner | Wall-
mounted heat pump

Condition of Kitchens

Good condition | Kitchen
cabinets: Melamine

Condition of Bathrooms

Good condition | Renovated in
unit #480

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$49,272	100 %	\$1,369
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$49,272		\$1,369
Vac. / Bad debt			
EGR	\$49,272		\$1,369

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Municipal Taxes	Current	\$5,088	10.3 %	\$1,696
School Taxes	Current	\$494	1 %	\$165
Insurance	Current	\$2,328	4.7 %	\$776
Electricity				
Heating				
Snow Removal				
Lawn				
CHMC: Other Costs	Normalised	\$493	1 %	\$164
Total Expenses		\$8,403	17.1 %	\$2,801
Net Revenue		\$40,869		\$13,623

