

66 - 68 CHARLES-DESJARDINS SAINT-JÉRÔME

3 UNITS

PMML

FOR SALE



Justin Picard

Real Estate Agent

📞 514-794-3234

✉️ justin.picard@pmml.ca



PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

3 Units

PROPERTY DESCRIPTION

Here is a detached triplex, located at 66-68 Charles-Desjardins Street in Saint-Jérôme. The building features three beautiful 6 1/2 type units spread over two floors, offering good living spaces. The brick siding provides a solid and durable look, with little maintenance required. The lot offers 4 outdoor parking spaces. Notable fact: the building has been entirely renovated recently, so you are buying peace of mind, not a list of works to be done.

HIGHLIGHTS

What distinguishes this building: it was mostly redone between 2024 and 2025 — new foundation, electricity and plumbing 100% redone. The three 6 1/2 units each have their own washer-dryer, a plus for attracting good tenants. Heating, hot water, and appliances at the tenants' expense. Little management, few surprises, no capital expenditures to foresee for a long time.

ASKING PRICE :
\$899,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Between 2024 and 2025, almost everything was redone: new foundation, basement insulated with spray urethane, new exterior finish, electricity and plumbing 100%, structural correction, new exterior doors, 60% new windows, new kitchens and bathrooms, new floors and paint, balcony redone, new landscaping and asphalt, new French drain, two new heat pumps.

ADDITIONAL INFORMATION

Lot of 4,419 sq. ft. according to the municipal role (cadastre 2 141 803); building of 2,028 sq. ft. of living space. Electrical installation with circuit breakers, modern and safe. Heating by electric baseboards and heat pumps, with a new air exchanger for good air quality. Each unit has its own hot water tank, at the tenant's expense. Flat lot, without topographical complications.

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

Responsibility for appliances

Tenants

Number of units

3



Number of Parking Spaces

4 spaces

Hot Water System

Independent tanks

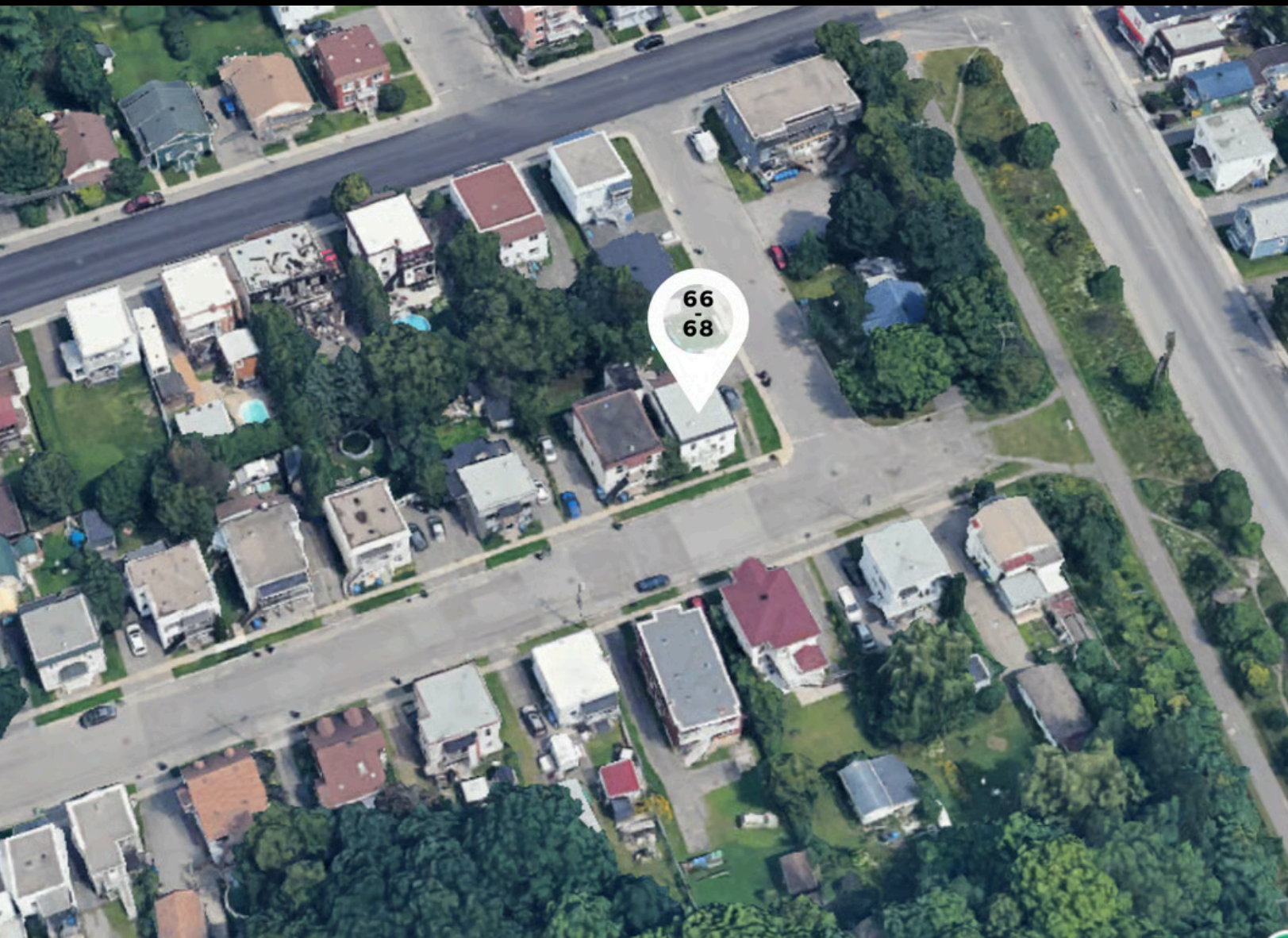


Heating System

Electric baseboards / Heat pumps / Air exchanger



66 - 68 Charles-Desjardins, Saint-Jérôme



BUILDING DESCRIPTION

General Information

Cadastral number 2 141 803

Total Municipal Assessment

Total Municipal Assessment \$636,000

Municipal Land Assessment \$149,000

Municipal Building Assessment \$487,000

Construction

Number of Storeys 2

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1942

Foundation: Poured concrete Topography: Flat

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room N/A

Number of Rooms 15

Number of Units 3 x 5.5

Washer/Dryer Inlet Yes, in each unit

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

Proximity: Highway, CEGEP, Elementary school, High school, Daycare/CPE, Hospital, Park, Bike path, Commuter train, Public transit, University

Parking

Type of Parking Outdoor

Number of Parking Spaces 4 spaces

Area

Land Surface Area 4,419 sq. ft.



FEATURES

Fenced

Partially

Condition of Roof

Good condition / Renovated

Concierge Agreement

N/A

Hot Water System

Independent tanks

Electrical Panels

Electrical circuit breakers

Condition of Bathrooms

Good condition / Renovated / 100% new finish

Internet and Telecom

Internet

Condition of Doors

Good condition / Renovated (exterior 100% redone)

Intercom and Doorbell

Doorbells

Condition of Windows

Good condition / Renovated (exterior 60% new)

Exterior Siding

Brick / New French drain

Environmental Report

N/A

Plumbing

Abs / Pex (100% redone)

Condition of Balconies

Front in fiberglass / 100% redone

Heating System

Electric baseboards / Heat pumps / Air exchanger

Condition of Kitchens

Good condition / Renovated / 100% new finish

Distance from fire station and hydrant

Less than 500 feet

Floor Covering

Ceramic and vinyl (100% redone)

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$65,940	100 %	\$1,832
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$65,940		\$1,832
Vac. / Bad debt			
EGR	\$65,940		\$1,832

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Municipal Taxes	Current	\$5,520	8.4 %	\$1,840
School Taxes	Current	\$416	0.6 %	\$139
Insurance	Current	\$2,500	3.8 %	\$833
Electricity				
Heating				
Snow Removal				
Lawn				
Total Expenses		\$8,436	12.8 %	\$2,812
Net Revenue		\$57,504		\$19,168



